(separate envelope)

BUILDING DEFICIENCIES REPORT
PARK PLAZA – STAGE I

for the

BOSTON REDEVELOPMENT AUTHORITY

MAIN
CHAS. T. MAIN, INC.

BUILDING DEFICIENCIES REPORT
PARK PLAZA – STAGE I

for the

BOSTON REDEVELOPMENT AUTHORITY

Chas. T. Main, Inc.

C-2405-6015
April 1973

W. M. HALL
G. R. RICH
. J. LESSARD
:. A. DAUBER
BAUMRUCKER

MAIN
CHAS. T. MAIN, INC.
Engineers

SOUTHEAST TOWER, PRUDENTIAL CENTER, BOSTON, MASSACHUSETTS 02199 · TELEPHONE 617-262-3200

July 16, 1973 C2405-6015

SUBJECT: Central Business District
Engineering Services Contract
Contract Register No. 67-15
Building Deficiencies Report
Park Plaza Stage 1

Boston Redevelopment Authority
City Hall - Romm 900
One City Hall Square
Boston, MA. 02201

Attention: Mr. Robert T. Kenney, Director

Dear Mr. Kenney:

Chas. T. Main, Inc. was engaged by the B.R.A. to perform a routine engineering assignment; namely, to examine buildings and report on their condition.

Mr. David C. Stewart, Vice President in charge of the Industrial Division of Chas. T. Main, Inc., designated Francis J. Conroy as Project Manager for this assignment with the approval of the B.R.A. Mr. Conroy assigned qualified personnel from MAIN's staff of approximately 1000 to perform this task. Mr. Conroy chose experienced professional engineers and qualified engineering technicians from MAIN's staff. Briefing sessions were held in our office to familiarize all assigned personnel with the building examination forms, and the

concepts in the material code and the building condition code. All the teams were then taken through a sample building for comparative purposes to establish a conservative uniform and consistent rating system.

The survey teams were instructed to concentrate on the serious deficiencies where they exist and to ignore defects which were insignificant.

Inside walls for example does not describe partitions but refers to structural support walls. Defects in these walls constitute a threat to the structural soundness of the building in which they occur. Where leaks through these walls were discovered, it was evident that water had penetrated the wall and worked its way through to the interior. The majority of the buildings in the study area are constructed of light wood and masonry and were built at a time when lime mortar was used in the brick joints instead of portland cement. Water permeating this lime mortar seriously weakens the effectiveness of the walls to support the structure.

The survey teams reported on floors which sag or pitch. A sag in a floor means not only that the supporting material has deformed beyond its elastic limit, but also that in its deformed condition it has a present load carrying ability much reduced from the original capacity.

Where a noticeable slope in the floor has been discovered, the underlying cause generally is due to the differential settlement of the support

walls and columns. The supporting beams under a floor that pitches may not have the original bearing area at their point of support, again limiting the allowable load which the floor will support.

Masonry and joints (mortar or bricks) - loose, missing or deteriorated was reported on as a percentage of the total exterior wall observed. Deterioration of old lime mortar was a frequent cause of this trouble coupled with lack of maintenance. Where an outside wall was reported out of plumb it was either found to bulge outward or lean noticeably, seriously hampering its ability to support the building floors and roof.

The ability of the foundation to support the building wall above is questioned where exterior foundations were reported to be sinking or out of line.

Structural columns are the supporting posts upon which the building frame rests. Therefore, where those columns or the piers on which they rest are found to be loose, missing or deteriorated, a serious condition exists.

In general the first evidence of decay in a building is found on the roof. When roofing material is loose, missing or deteriorated, rain water is free to attack the roof support members.

We hope that these comments will help in understanding and interpreting the Building Deficiencies Report - Park Plaza Stage 1.

Very truly yours,

CHAS. T. MAIN, INC.

David C. Stewart

David C. Stewart
Vice President

BUILDING DEFICIENCIES REPORT

PARK PLAZA STAGE 1

CONTENTS

W. M. HALL
G. R. RICH
W. J. LESSARD
C. A. DAUBER
M. BAUMRUCKER

MAIN

CHAS. T. MAIN, INC.
Engineers

SOUTHEAST TOWER, PRUDENTIAL CENTER, BOSTON, MASSACHUSETTS 02199 • TELEPHONE [illegible] 267-3200

May 18, 1973 C2405-6015

SUBJECT: Central Business District
Engineering Services Contract
Contract Register No. 67-15
Building Deficiencies Report

Boston Redevelopment Authority
City Hall
Room 900
One City Hall Square
Boston, MA. 02201

Attention: Mr. Robert T. Kenney, Director

Dear Mr. Kenney:

In accordance with our contract and in response to the letter of the Boston Redevelopment Authority dated March 17, 1973 to Chas. T. Main, Inc., please find 40 copies of the Building Deficiencies Report accompanying this letter. This report details the conditions found by our engineers in their inspection of the buildings in the Park Plaza Stage 1 during March and April 1973.

We wish to acknowledge the cooperation and assistance provided by your staff in preparing this report.

Very truly yours,

CHAS. T. MAIN, INC.

David C. Stewart,
Vice President

DCS/beb

I. THE CHARGE TO CHAS. T. MAIN, INC.

Chas. T. Main, Inc. was directed to resurvey and report on the condition of 63 buildings in the Park Plaza Area of the Central Business District, Boston, Massachusetts. Six other buildings in this area were not included in the charge and were not surveyed. These are the buildings identified on the Park Plaza Urban Renewal area Map No. 3, June, 1971, as not to be acquired.

The examination of the physical condition of these buildings was performed during March and April 1973 by engineering teams consisting of 2 men each. Their findings are shown on the Buildings Examination Schedule forms which are reproduced in Appendix A.

II. THE METHOD USED TO APPRAISE AND REPORT BUILDING DEFICIENCIES

A. Objective

This survey was undertaken to determine the actual physical characteristics of the buildings so as to measure the building conditions within the study area.

B. Procedures - General

The inspectors were carefully instructed in rating the conditions of structural and other physical details in accordance with the format previously developed for rating buildings in Central Business District areas. These standards were developed pursuant to federal law and are consistent with standards employed by the Authority in other projects previously undertaken. Thus this survey can be compared with earlier reports prepared by Chas. T. Main, Inc. of other urban renewal areas in Boston and elsewhere.

C. Survey Standards

The survey form provides for the recording of all pertinent information concerning the type and condition of walls, floors, ceilings, roofs, exits, major mechanical equipment, fire safety devices, utilities and other fixtures within all structures.

The buildings were examined and classified physically as standard, deficient, or structurally substandard

A structurally substandard building is one containing two or more major structural defects, or one major structural defect, plus defects in more than 25% of those other items that were examined and scored.

A deficient building is one containing one major structural defect, or defects in more than 25% of those other items that were examined and scored.

Certain non-structural items were observed but were not included in the scoring.

Major structural defects consist of the following:

1. Inside Walls

   (a) Cracks in base material
   (b) Base material loose, missing, broken
   (c) Evidence of leaks

3. Floors

   (b) Floor sagging or pitched

8. Outside Walls

   (a) Masonry & Joints – Loose, missing or deteriorated
   (b) Other
   (d) Walls out of plumb; Line

9. Foundations Exterior

   (a) Surface loose, broken, or deteriorated
   (b) Foundation deteriorated, sinking, out of line

14. Public Corridors

   (d) Floors worn, sagging, or deteriorated

15. Basement

   (a) Foundation walls deteriorated
   (b) Columns, piers loose, missing, deteriorated
   (d) Framing split, deteriorated

28. Roof

   (a) Roof material loose, missing, or deteriorated
   (b) Roof sags or out of line

A defect was found to exist if the item examined was more than 25% deficient. If it was possible to measure the width, length, area, or surface of the item examined, then the 25% was taken of such width, length, area or surface; otherwise, the 25% was a measure of the degree or intensity of the defect.

If the same item was examined on several floors, the average of the per cents of deficiency given to the condition of such items on each of the floors was used.

D. Guidelines Used in Reporting Building Conditions Data in the Park Plaza Project

The following guide was used in conducting the survey of building conditions to provide detailed information and permit evaluation of buildings using the B.R.A. Building Examination form.

Definitions

A building is considered a structure built separately from adjacent or adjoining structures. Common walls and/or fire walls shall constitute separation of buildings and common ownership or use of adjoining buildings shall in no way determine the use of the building condition survey form.

The Condition Code used on the survey forms rates the extent of deficiency and/or deterioration using the numbers 1, 2, 3, or 4 to indicate the condition according to the formula set forth in the code. Where several localized deficiencies or deterioration exist, the examiner used his judgment and discretion in scoring. The percent of deficiency or deterioration is to be considered as a factor of area, length or units.

M is used only for makeshift construction, repair or for a facility used to serve a purpose for which it is inadequate and/or unsafe. When M is indicated, a condition of 3 or 4 is also indicated.

X indicated that no item of this category exists and no score is applicable.

S indicates that the item exists but the examiner could not see nor obtain information regarding it from a reliable source.

Type of Structure is indicated as:

A = Attached, when a building is butted on *two or more* major walls.
S = Semi-attached, when a building is butted on *one* wall by another building.
D = Detached, meaning a freestanding building.

Number of Floors. To the number of floors is added "B" for basement, "SB" for sub-basement, ½ for attic (e.g., a 5-story building with basement, sub-basement and attic is shown as "5½ B-SB").

Floor and Location Definitions:

A basement is a level of three or more steps below ground or sidewalk level from the front of the building.

A street floor is one on sidewalk or ground level or a level which is no more than two steps below or above ground or sidewalk level from the front of the building.

Right and left of building are as viewed from its front, outside, looking in.

Referring to the form, information is given in this sequence:

1. Inside Walls. Percent of construction materials of which the structure is composed is indicated.

Loose paper or tile, blistered, peeling or missing paint, or other deteriorated wall coverings, cracks in plaster, wall tile, mouldings, exposed lath, chipped wallboards,holes in walls or baseboard and broken mouldings are reported.

Watermarks, deterioration near plumbing fixtures, on walls and ceilings are reported.

2. Inside Ceilings. Percent of construction materials of which the structure is composed is indicated.

Loose paper or tile, blistered, peeling or missing paint, or other deteriorated coverings, cracks in plaster or other finish, exposed lath, loose or missing ceiling finish and broken mouldings, watermarks and deterioration near plumbing fixtures are reported.

3. Floors. Percent of construction materials of which structure is composed is indicated.

Worn, loose, torn or missing linoleum, floor tiles, paint, varnish or other finish, worn, loose or missing floor boards, protruding nails, buckled surface and warped, settled, sagging or pitched floors are reported.

4. Windows. Percent of construction materials of which window structures are composed is reported.

Broken sash cords and stop beads, broken, inoperable or missing locks, deteriorated sills, sashes, frames and glazing are reported.

5. Utilities - Plumbing

(a) Fixtures. All toilet fixtures are identified as modern or otherwise. A modern fixture is any fixture whose basic mechanical design and styling is of the current period.

(b) Whether venting of all plumbing is in accordance with current practices is indicated "Yes", "No", or "partial" as applicable.

(Precode construction practice frequently omitted traps at each fixture and provided one running trap in the outfall line, usually in the basement).

(c) Supply Piping. All visible hot and cold water piping was inspected for leaks, general corrosion, condition and soundness of insulation.

(d) Drain Lines. Drain lines were inspected for leaks and general corrosion conditions.

6. Toilet Rooms

(a) All walls were identified by type of materials. Where more than one material is used, it was noted and the general condition listed.

(b) The ceiling was identified by material and the general condition noted.

(c) The floor was identified by type of construction and covering material and the general condition noted.

(d) The partitions were listed by material and the general condition noted.

(e) The ventilation was listed as natural or mechanical and if mechanical the general condition of the fan and duct work should be noted. If not ventilated in accordance with current requirements, it was noted.

7. Utilities Electrical

(a) All wiring was listed as modern or otherwise and the general condition noted.

(b) All fixtures were listed as modern or otherwise and the general condition noted. For example receptacles should be 3-conductor grounding type to qualify as modern.

8. Outside Walls

Masonry, joints, trim, siding, cornices, facia, parapets, gargoyles, etc. were checked for loose, missing or deteriorated construction materials.

Exterior building column pilasters and masonry encasements of structural members were checked for evidence of cracks, or stains vertical or horizontal, which are an indication of deterioration in the structural members.

9. Foundations, Exterior

Loose, missing, cracked or deteriorated construction materials are reported.

Sags, bulges, settlement and vertical alignment and evidence of settling or piling failure was reported.

10. Marquee or Canopy

Condition of construction materials and cracks or settlement were reported.

11. Primary Egress

Location and number of additional egresses are noted when any egress does not conform to current requirements it is related in Item 30 "Comments".

Dual egress exists if the structure has a front and rear stairway and/or fire escape which allows occupants to reach the outside at ground level. Both means of egress must be free of obstructions.

Comments are made on inadequacy of handrail, stair, width of enclosure.

12. Front Exterior Stairs

Construction materials and their condition are reported.

13. Front Interior Lobby and Stairs

Construction materials and condition and structural soundness are reported.

14. Public Corridors

Construction materials and condition and structural soundness are reported.

15. Basement

Mortar joints were examined. Evidence of leakage through foundation; cracks and settlement in walls, floors and columns were reported.

Types of construction materials and condition of ceilings, framing, doors, bulkheads were reported.

All plumbing, including vents, drains and supply pipes was inspected and reported for corrosion, leaks and repairs. Chimneys were inspected.

Conditions in boiler rooms not conforming to current requirements were reported.

16. Utilities - Heating

(a) The type of fuel such as coal, oil, gas or purchased steam was identified.

(b) The type of central heating system such as hot air furnace, hot water or steam boiler was reported. The central system was inspected for corrosion and soundness of insulation, valve packings, ductwork and pipe fittings, and associated equipment pertinent to the function of the boiler or furnace for general condition.

(c) Installed space heating equipment such as radiators, pipe coils, unit heaters, finned tube baseboard radiation pipe and fittings were inspected for degree of corrosion and leaks.

(d) Incinerators were inspected and reported as to type as follows:

1. Masonry. Any unit built in place of all masonry or a combination of masonry and other structural materials. For ease of identification any unit of a permanent type construction was considered masonry.

2. Prefabricated. Any unit prefabricated, preassembled or field assembled. For ease of identification any unit of a movable or reassemblable type was considered prefabricated.

All incinerators were inspected for degree of exterior corrosion and general structural condition with particular attention given to mortar and welded joints.

17. Utilities - Hot Water

(a) The type of fuel such as oil, gas, electricity, coal or purchased steam was identified and the type of hot water generating equipment as defined in paragraphs 1, 2 and 3 below:

1. Side Arm. A heat exchanger generally close coupled to a hot water boiler or steam boiler below the normal operating water level. For ease of identification, any heat exchanger utilizing hot water for heat transfer without mechanical assistance such as a circulating pump was considered a side arm unit.

2. Internal. A heat exchanger installed in the central heating boiler.

3. Separate exchangers are located remote from the central heating boiler but utilizing steam or mechanically circulated hot water from the central boiler or purchased steam for heat transfer.

The units were inspected for general structural condition, leaks and degree and soundness of insulation.

18. Primary - Electrical Utilities

The type of current (AC or DC) and the voltage is listed: (120-208, 208-480 or 120/208/480).

All switchgear is listed as modern enclosed or otherwise and the general condition noted.

19. Utilities - Air Conditioning

(a) Service. The type of system was identified as cooling or heating-and-cooling. The pipe valves and fittings were observed for leaks and corrosion and the soundness of insulation and pertinent components noted. The rated capacity in tons of refrigeration was listed.

(b) System. The system is further identified as a package unit, central fan room or fan-coil units and the general condition of the specific units indicated.

(c) Cooling. The method of heat transfer from the cooling coil such as direct expansion, chilled water or brine is noted and the general condition of the piping and insulation indicated.

(d) Condensing. The method of condensing is identified such as city water, cooling tower or evaporative condensers. All piping accessories and equipment pertinent to the condensing circuit was observed and the general condition indicated.

(e) Ductwork. Ductwork was noted as to general condition and the percent of the total building floor area with installed ductwork listed.

20. Utilities - Product Refrigeration

(a) The type of system is identified and the general condition of all piping, accessories and other equipment indicated.

(b) The area and holding temperature of the refrigerated space is listed.

(c) The method of condensing is identified and the general conditions of all piping, accessories and pertinent equipment indicated.

21. Rear Exterior Stairs

Construction materials and their condition is reported.

22. Rear Interior Lobby and Stairs

Construction materials and condition and structural soundness are reported.

23. Delivery Facilities

The information given is self-explanatory.

24. Loading Platform

The information given is self-explanatory.

25. Elevators

The number of cable, hydraulic, freight, passenger and sidewalk elevators together with condition and their rated capacity are indicated.

The method of operating and condition of equipment are indicated.

Under certain conditions, the power source for operating elevators is different from that used for power and lighting in the building, and an indication is given whether D.C. current conversion or generation equipment is in the building.

26. Fire Protection

The type or kind of fire protection equipment and its condition is reported.

27. Penthouse

Construction materials and their condition are reported.

28. Roof

The type of roofing material and its condition is reported.

Depressions, sagging on flat roofs as distinguished from designed slope are reported.

Chimneys were inspected for material and condition.

Flashing, gutters, leaders, cornices, facia, etc. were inspected for material and condition.

29. Parking

The information given is self evident.

30. Comments

Here are given explanatory notes, diagrams or other pertinent items of information not evident in the body of the form. All comments refer to specific item numbers.

III. SUMMARY OF FINDINGS

The findings of the engineering teams show the condition of each building in each block. The totals show the number of buildings examined in each block and a summary of the building ratings.

There are 68 buildings in the area studied. Of these 6 buildings were not rated because the Authority did not require them to be surveyed; 6 others were not rated because access to the interior was denied to our examination teams; twenty-one were rated to be standard; eleven, deficient; and twenty-four structurally substandard.

For the overall area examined the summary by percent of buildings is as follows:

9% not rated because they were excluded from the survey;
9% not rated because access to the buildings was denied;
31% standard; 16% deficient; and 35% structurally substandard.

Access was denied our engineers at buildings:

4 5/2	Bradbury Building
4 3/4	Playboy Club
1/1	2 Park Square
3/2	3 Park Square
4/3	4-A Park Square
6/5	Seamen's Friend Society.

On the following pages the buildings are listed by blocks.

III SUMMARY OF FINDINGS

Block No.	Building No.	Condition Ratings:			Not Rated	
		Std.	Deficient	Subst'd.	Access Denied	Not Authorized
S2B3B	59/1		X			
	58/2		X			
	57/3A		X			
	57/3B		X			
	56/4			X		
	55/5	X				
	54/6A, 6B, 6C		X			
	52/7	X				
	61/8 and 9B			X		
	50/9A			X		
	49/10	X				
	48/11, 12			X		
	47/13	X				
S2B3B	13	4	5	4	0	0
S2B3A	46/1	X				
	45/2				X	
	44/3			X		
	43/4				X	
S2B3A	4	1	0	1	2	0
S2B4A	126/1					X
S2B4A	1	0	0	0	0	1
396-407	42/1	X				
396-407	1	1	0	0	0	0
397A	9/1			X		
	41/2		X			
397A	2	0	1	1	0	0
394	1/1				X	
	3/2				X	

Block No.	Building No.	Condition Ratings: Std.	Deficient	Subst'd.	Not Rated: Access Denied	Not Authorized
394 cont'd.	4/3				X	
	5/4	X				
	6/5				X	
	128/6			X		
	7/7			X		
	8/7			X		
394	8	1	0	3	4	0
393	Carver St.:					
	34/17			X		
	35/18			X		
	11/23	X				
	Townsend Place:					
	37/19	X				
	38/20	X				
	40/22	X				
	Boylston St.:					
	10/24		X			
	12/25		X			
	13/26			X		
	14/27	X				
	15/28			X		
	16/29			X		
	17/30			X		
	18/31		X			
	19/32			X		
	26/39					X
	27/40					X
	124/41					X
	125/1					X

Block No.	Building No.	Condition Ratings: Std.	Deficient	Subst'd.	Not Rated: Access Denied	Not Authorized
393 cont'd	Boylston Place:					
	20/33		X			
	22/34			X		
	23/35			X		
	24/36			X		
	25/37			X		
	62/38					X
	Tremont St.:					
	73/2			X		
	72/3	X				
	Stuart-Eliot St.:					
	71/4	X				
	70/5			X		
	69A/6A , 69B/6B			X		
	68/7	X				
	67/8			X		
	66/9	X				
	65/10	X				
	64/11	X				
	63/12	X				
	28/13	X				
	29/14	X				
	31/15		X			
393	39	14	5	15	0	5
Grand Totals	68	21	11	24	6	6

APPENDIX A

Report on Buildings

CONTENTS

Block No.	Building No
S2B3B	59/1
	58/2
	57/3A
	57/3B
	56/4
	55/5
	54/6A, 6B, 6C
	52/7
	61/8 and 9B
	50/9A
	49/10
	48/11, 12
	47/13
S2B3A	46/1
	45/2
	44/3
	43/4
S2B4A	126/1*
396-407	42/1
397A	9/1
	41/2
394	1/1
	3/2

* Not included because survey was not required by the Authority

Block No.	Building No.
394	4/3
	5/4
	6/5
	128/6
	7/7
	8/7
393	Carver St.:
	34/17
	35/18
	11/23
	Townsend Place:
	37/19
	38/20
	40/22
	Boylston St.:
	10/24
	12/25
	13/26
	14/27
	15/28
	16/29
	17/30
	18/31
	19/32
	26/39*
	27/40*
	124/41*
	125/1*

* Not included because survey was not required by the Authority.

Block No.	Building No.
393	Boylston Place :
	20/33
	22/34
	23/35
	24/36
	25/37
	62/38*
	Tremont St.:
	73/2
	72/3
	Stuart-Eliot St.:
	71/4
	70/5
	69A/6A and 69B/6B
	68/7
	67/8
	66/9
	65/10
	64/11
	63/12
	28/13
	29/14
	31/15

* Not included because survey was not required by the Authority.

BLOCK S2B3B

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S2B3B
BUILDING NO.	49/10
ADDRESS	256 BOYLSTON STREET
OWNER/AGENT	LEE FIELD
ALSO KNOWN AS	BACHELOR'S III

Some of the outlets are not grounded.

Parapet steel considerably rusted and roof drains are uneven.

The floor of the basement slopes at several locations. Basement is considered hazardous due to the fact that on the Boylston Street side there is no emergency exit and use of the kitchen necessitates one.

STANDARD

Building Classified by Thomas J. Conroy — Chas. T. Main, Inc. — 4/17/73 Date

Countersigned by David [illegible] — Authorized Officer, Chas. T. Main, Inc. — 4/17/73 Date

Boston Redevelopment Authority Nancy J. Vincent — Project Engineer — 4/17/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. S 28 38
BUILDING NO 4910 **NUMBER OF FLOORS** 4½ + Bsf.
ADDRESS 256 Boylston Street
OWNER/AGENT Lee Field
ALSO KNOWN AS Bachelor's III

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ..... %	—	—	—
a) Cracks in base material	8	6	1.3
b) Base matl. loose, miss., broken	7	6	1.2
c) Evidence of leaks	6	6	1.0
3. FLOORS (WD, Conc) ..... %	—	—	—
b) Floor sagging or pitched	12	6	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			X
d) Walls out of plumo ; Line ; Loca.			X
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			S
b) Found, det., sinking, out of line			S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2.0
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{187}{118} = 1.6$ Minor Defects = 0
Major Defects = 0

50/9A

30. COMMENT

50/9A

Ref. Item	
7a	Several junction boxes open
1,2,3,4	This report covers three buildings: 264 Boylston (4 stories well maintained) and 45 + 47 Providence St. (less sound in structure and not fully used)
8a	Diagonal cracks have occurred & been re-pointed under windows of 45 Prov. St which face interior courtyard.
3b	[redacted]
9	FOUNDATION HAS SUNK AND THE BUILDING IS STRUCTURALLY QUESTIONABLE
26	STEPS MISSING ON FIRE ESCAPE
28	CHIMNEY HAS LOOSE BRICK
	15% OF BLDG SPACE VACANT
14	WORK SHOP AND STAIRS TO ROOF, WOOD ROTTED

Building Surveyed by Wayne Hall Robert O Smith 4/18/73 Date

Countersigned by Dan'l Stewart 4/18/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/13/73 Date

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO.

BRA BLK. & LOT NO. 52 B 3 B

WARD NO. DATE 3/8/73 (A.M.) P.M.

BUILDING NO. 50/9A

ADDRESS 264 BOYLSTON ST. (THRU TO 45 PROVIDENCE ST.)

OWNER AGENT WOMENS EDUCATIONAL AND INDUSTRIAL UNION

ALSO KNOWN AS

No. Floors 4

No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. - det. 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No From Townhouses

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 NO
Subbasement
Crawl Space NO

BUILDING TYPE IV

OCCUPANCY GROUP: F

YEAR BUILT: About 1888

✓ MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
* 1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in b[illegible] material	—	—	B	3	PL	2	—	—	PL	2	WD/PL	2	PL	2																				
b) Bas[illegible] matl. loose, mis[illegible], broken	—	—	—	2	—	2	—	—	—	2	PL	2	—	2																				
c) Evidence of leaks	—	—	—	3	—	2	—	—	—	2	—	2	—	2																				
* 2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in b[illegible] material	—	—	PL	2	PL	1	—	—	PL	2	PL	2	WD/PL	2																				
b) Base matl. loose, mis[illegible], broken	—	—	—	2	—	1	—	—	—	2	—	2	—	2																				
c) Evidence of leaks	—	—	—	2	—	1	—	—	—	1	—	2	—	2																				
* 3. FLOORS (WD, Conc.) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	—	—	T	3	WD	2	—	—	WD	3	WD	3	WD	3																				
* b) Floor sagging or pitched	—	—	T	3	—	3	—	—	—	2	WD	2	WD	3																				
* 4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	—	—	—	WD	3	—	—	WD	3	WD	3	WD	3																				
b) Wind. & Sash opaque and or obst.	—	—	—	—	—	3	—	—	—	3	WD	3	—	3																				
5. UTILITIES (PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P ✓	—	—	—	—	—	—	—	—	C	1	C	1	C	2																				
b) Fix., Vented, Currently Y ✓ N P	—	—	—	—	—	—	—	—	—	1	—	1	—	1																				
c) Supply lines	—	—	—	—	—	—	—	—	Cu	1	CU	1	—	1																				
d) Drain line	—	—	—	—	—	—	—	—	CI	1	CI	2	CI	1																				
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	—	—	—	—	—	—	PL	2	PL	2	PL	1																				
b) Ceiling	—	—	—	—	—	—	—	—	—	2	PL	2	PL	2																				
c) Floor	—	—	—	—	—	—	—	—	T	3	T	2	WD	1																				
d) Partitions	—	—	—	—	—	—	—	—	—	X	—	X	—	X																				
e) Ventilated, Currently Y N P	—	—	—	—	—	—	—	—	—	1	—	1	—	1																				
7. UTILITIES (ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
* a) Wiring, exposed Y N P	—	—	—	2	—	1	—	—	—	1	—	1	—	1																				
b) Fixtures, modern Y N P	—	—	—	3	—	1	—	—	—	2	—	3	—	2																				

50/9A

50/9

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	X
c) Trim, loose, missing or det.	WD	3
d) Walls out of plumb ✓; Line ✓; Loca.	—	3
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface loose, broken, or det.	B	4
b) Found, det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. FRONT EGRESS	—	—
a) Exits (STAIL, FT, O)	—	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 2	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	STO	1
b) Railings, loose, missing, broken	X	X
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	PL	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y ✓N	—	—
h) Panic Bars Y ✓N	—	1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓P	—	—
b) Walls, Cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, operable Y ✓N	—	—
h) Panic Bars Y N ✓	—	X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	2
b) Cols, piers, loose, missing, det.	—	3
c) Ceiling loose, missing, det.	HL	2
d) Framing split, deteriorated	WD	3
e) Impervious floor, broken, det., missing	T	3
f) Doors, bulkheads, deteriorated	WD	3
g) Wind. & skylts. deteriorated	—	—
h) Wind. & skylts. opaque and/or obst.	—	—
i) Stairs deteriorated	WD	3
j) Stairs obstructed Y N ✓P	—	—
k) Lighting fix. present, operable Y ✓N S	—	—
l) Cellar properly ventilated Y ✓N S	—	2
m) Free of dampness, water Y N ✓S	—	—
n) Plumbing, leaks & corrosion Y N ✓S	—	X
o) Sump pump & pit Y ✓N S	—	2
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	X
Hot Water btu/hr	—	X
Steam btu/hr	—	X
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	—	X
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	
Method	—	
a) Oil, gas, Coal, Purch. Steam	—	
b) Type — Sidearm, Internal, Separate	—	2
c) Capacity gph °F	—	
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	
a) AC ✓ DC	—	
b) Volts 120-208-480	—	
c) Switchgear, modern Y N P	—	
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fah Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX Brine, Purch. Brine	—	3
b) Area s.f. Temp °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower —	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N ✓	—	—
b) On Street Loading No. 1 Y ✓N	—	—
c) R. R. Siding No. Y N ✓	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. mmbrs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cab'c Hyd	—	—
b) Freight No. Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	
g) Semi-automatic No.	—	
h) Automatic No	—	
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech. Elec.	—	X
c) Portable Extinguishers Y N	—	1
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No. 1 ; to grade, No. ;	CI	3
lateral, No.	CI	3
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	TFG	2
b) Roof sags or out of line	—	—
c) Chimney(s) det. or out of plumb	B	3
d) Guttters, dwnspts, loose, missing, det.	—	2
e) Cornices, facia, loose, missing, det	—	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S2B3B
BUILDING NO.	50/9A
ADDRESS	264 Boylston Street thru to 45 Providence St.
OWNER/AGENT	Women's Educational and Industrial Union
ALSO KNOWN AS	

Several junction boxes are open.

Diagonal cracks have occurred on the outside wall.

The building has settled and is structurally questionable.

The fire escape has missing steps.

There are loose bricks on the chimney.

Fifteen per cent of the available space in the building is vacant.

The ceiling in the work shop on the top floor and the wooden stairway to the roof are decayed.

SUBSTANDARD

Building Classified by Francis J. Conway — 4/13/73
Chas. T. Main, Inc. — Date

Countersigned by Dan G. Clark — 4/13/73
Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/13/73
Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. S 2B 3/3
BUILDING NO 50/9A NUMBER OF FLOORS 4
ADDRESS 264 Boylston Street
OWNER/AGENT
ALSO KNOWN AS Women's Education and Industrial Union

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	11	5	2.2
b) Base matl. loose, miss., broken	10	5	2.0
c) Evidence of leaks	11	5	2.2
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	13	5	2.6
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			x
d) Walls out of plumb ; Line ; Loca.			3
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			4
b) Found. det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			3
d) Framing split, deteriorated			3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			—

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{176}{90} = 1.96$ Minor Defects = 0

Major Defects = 7

6 1/8 and 9

30. COMMENT

Ref. Item	
2 c	Skylight leaks at rear of Prov St. Bldg.
9	Foundation has sunk
7a	Several junction boxes open - exposed wire
28	Three sizeable leaks in roof of bakers room and plaster falling from ceiling = note 2 c
	No boilers
13	Narrow wooden stairways not enclosed - inadequacy in width, handrail, egress, and stairs sag.
14	Some diagonal cracks in outside walls (interior court yard)
	10% of bldg. vacant
	The building is structurally questionable

Building Surveyed by Robert O Smith 3/8/73 Date

Countersigned by David C Mead 4/17/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/17/73 Date

Sketch

FORM BD 1 64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & LAR. NO. 52B3B

WARD NO. DATE 3 · 8 · 73 (A.M.) P.M.

BUILDING NO. 61/8 AND 9B

ADDRESS 270 BOYLSTON ST.

OWNER AGENT WOMENS EDUCATIONAL AND INDUSTRIAL UNION

ALSO KNOWN AS

No. Floors 5

No. D.U.'s NONE

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No From Townhouses

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 NO
Subbasement NO
Crawl Space NO

BUILDING TYPE IV

OCCUPANCY GROUP: F

YEAR BUILT: 1888 Approximately

MATERIAL/CONDITION

Item Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	B	3	PL	3	W	1	PL	2	PL	2	WD/PL	2	PL	2																		
b) Base mat'l loose, miss., broken	—	—	—	3	—	2	—	1	—	2	—	2	L	2	—	2																		
c) Evidence of leaks	—	—	—	3	—	2	—	1	—	1	—	2	—	2	—	2																		
2. INSIDE CEILINGS (O, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	T	2	PL	2	PL	2	PL	3	PL	2	WD/PL	2	PL	2																		
b) Base mat'l loose, miss., broken	—	—	—	2	—	1	—	1	—	2	—	2	L	2	—	2																		
c) Evidence of leaks	—	—	—	2	—	1	—	1	—	1	PL	3	—	2	—	2																		
3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	—	—	Conc	3	WD	3	WD	2	WD	3	WD	3	WD	3	WD	2																		
b) Floor surface uneven, pitched	—	—	—	4	—	3	—	2	—	3	—	3	—	3	—	2																		
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	—	—	—	WD	3	WD	2	WD	2	WD	2	WD	3	WD	2																		
b) Wind. & Sk. Dr. opaque and or obst.	—	—	—	—	—	3	—	2	—	2	—	2	—	3	—	2																		
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P	—	—	—	—	—	—	—	—	C	1	C	2	C	2	C	3																		
b) Fix., Vented Properly Y N P	—	—	—	—	—	—	—	—	—	1	—	2	—	1	—	1																		
c) Supply lines	—	—	—	—	—	—	—	—	Cu	1	Cu	2	Cu	1	CU	2																		
d) Drain lines	—	—	—	—	—	—	—	—	CI	1	CI	3	CI	1	CI	2																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	—	—	—	—	—	—	PL	2	PL	2	PL	1	PL	2																		
b) Ceiling	—	—	—	—	—	—	—	—	Hac	2	Hac	1	PL	2	PL	2																		
c) Floor	—	—	—	—	—	—	—	—	T	1	T	2	WD	1	WD	1																		
d) Partitions	—	—	—	—	—	—	—	—	—	X	—	X	—	X	—	X																		
e) Ventilated, Currently Y N P	—	—	—	—	—	—	—	—	—	1	—	1	—	1	—	2																		
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P	—	—	—	2	—	1	—	1	+	1	—	1	—	1	—	2																		
b) Fixtures, modern Y N P	—	—	—	3	—	1	—	1	+	1	—	1	—	2	—	2																		

61/8 and 9 B

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	3
b) Other	—	X
c) Trim, loose, missing or det	STC	2
d) Walls out of plumb ; Line ; Loca.	—	3
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface Loose, broken, or det.	B	2
b) Found'n, det., sinking, out of line	—	3
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. PRIMARY EGRESS	—	—
a) Ext to (ST, AL, CT, O)	WD	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	2
12. FRONT EXT STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	STC	1
b) Railings, loose, missing, broken	STC	1
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N✓P	—	—
b) Walls cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	3
e) Stairs worn, broken, sagging	WD	3
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y✓N	—	—
h) Panic Bar Y N✓	—	X
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N✓P	—	—
b) Walls, Cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	3
g) Lighting fixtures present, operable Y✓N	—	—
h) Panic Bars Y N✓	—	X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	3
b) Cols, piers, loose, missing, det.	—	X
c) Ceiling loose, missing, det.	PL	3
d) Framing split, deteriorated	WD	3
e) Impervious floor, broken, det., missing	Conc	3
f) Doors, bulkheads, deteriorated	WD	2
g) Wind. & skylts. deteriorated	—	—
h) Wind. & skylts opaque and/or obst.	—	—
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N✓P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y✓N S	—	1
m) Free of dampness, water Y N✓S	—	—
n) Plumbing, leaks & corrosion Y✓N S	—	2
o) Sump pump & pit Y✓N S	—	2
p) Enclosed boiler room Y N S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	X
Hot Water btu/hr	—	X
Steam btu/hr	—	2
c) Pipe Coils, Radiators	C/	3
Unit Heaters, Finned Tube, Ducts	—	X
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	/
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y✓N P	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	3
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	3
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. Y N	—	—
c) R. R. Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. mmbrs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable 2 Hyd.	—	1
b) Freight No. Capacity	—	X
c) Passenger No. 2 Capacity 1500#-100'	—	2
d) Sidewalk No. Capacity	—	X
e) Drive AC DC ✓in Penthouse BST	—	2
f) Manually operated No 2	—	—
g) Semi-automatic No.	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No. 2	—	—
j) Empty elevator shaft No. 0	—	X
k) Power Source, Purch. ✓ Generated	—	1
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	1
b) Fire Detectors, Mech. Elec	—	X
c) Portable Extinguishers Y✓N	—	2
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No. 2 ; to grade, No. 1 ;	C/	2
lateral, No. 1	—	1
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N✓	—	1
b) Stairs worn, broken, sagging	WD	3
c) Walls cracked, broken, or det.	B	2
d) Wind. & skylts deteriorated	STC	2
e) Wind. & skylts opaque and/or obst	—	2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det	T&G	3
b) Roof sags or out of line	—	3
c) Chimney(s) det or out of plumb	—	3
d) Guttters, dwnspts, loose, missing, det	—	3
e) Cornices, facia, loose, missing, det	—	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S2B3B
BUILDING NO.	61/8 and 9B
ADDRESS	270 BOYLSTON STREET
OWNER/AGENT	WOMEN'S EDUCATIONAL AND INDUSTRIAL UNION
ALSO KNOWN AS	

There is water leakage thru the skylight located at the rear of the Providence Street building.

The foundation has settled.

Several junction boxes are open and wiring is exposed.

The ceiling plaster is loose and falling. Also there is evidence of sizeable water leaks in the roof, at three locations.

The front interior stairway is not enclosed and the stairs sag. Also it is inadequate as to width, handrails and egress.

There are some diagonal cracks on the outside walls of the interior courtyard.

The building is structurally questionable.

SUBSTANDARD

Building Classified by Francis J. Corroz — Chas. T. Main, Inc. — 4/17/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — 4/17/73 Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/17/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & LOT NO. S2B.3B
BUILDING NO 61/68, 9B **NUMBER OF FLOORS**
ADDRESS 270 Boylston Street
OWNER/AGENT
ALSO KNOWN AS Woman's Education & Industrial Union

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	15	7	2.14
b) Base matl. loose, miss., broken	14	7	2.0
c) Evidence of leaks	13	7	1.86
3. FLOORS (WD, Conc) .....%...	—	—	—
b) Floor sagging or pitched	20	7	2.86
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	3	1	3
b) Other	—	—	X
d) Walls out of plumb ; Line ; Loca.	3	1	3
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	2	1	2
b) Found, det., sinking, out of line	3	1	3
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	2	1	2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	3	1	3
b) Cols, piers, loose, missing, det.	—	—	X
d) Framing split, deteriorated	3	1	3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	3	1	3
b) Roof sags or out of line	3	1	3

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{240}{127} = 1.89$

Minor Defects = 0

Major Defects = 9

30. COMMENT

Ref. Item	
	2 SUMPS IN BASEMENT-ONE NOT WORKING
3	BASEMENT FLOOR HAS A SLOPE COMING WAY
7	2 OPEN JUNCTION BOXES IN BASEMENT—REQ. WIRE
6	TOILETS IN BASEMENT NOT WELL VENTED
15a	Small crack in basement wall E. side Bayl. end
27e	Penthouse roof gutter rusted away

Building Surveyed by Robert O Smith Warren C Hall 3/12/73 Date

Countersigned by Daniel C Ultwat 4/12/73 Date

Boston Redevelopment Authority Warren J Vincent 4/17/73 Date
Project Engineer

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE OF

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 52B3B
BUILDING NO. 52/7
ADDRESS 572 BOYLSTON
OWNER AGENT
ALSO KNOWN AS HAYES BICKFORD'S CAFETERIA

WARD NO. DATE 3/12/73 A.M. (P.M.)

No. Floors 1 + BASEMENT
No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joint
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 X
Subbasement X
Crawl Space X

BUILDING TYPE: IIIb OCCUPANCY GROUP: G YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST (X) M	S-BST C	BST (✓) M	BST C	1 M	1 C	MEZ (X) M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	T	2	PL	1																												
b) Plaster small loose, missing, broken	—	—	T	1	—	1																												
c) Evidence of leaks	—	—	T	1	—	1																												
2. INSIDE CEILINGS (OIL PL SM C HAc)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	PL	2	HAc	1																												
b) Plaster small loose, missing, broken	—	—	—	1	—	1																												
c) Evidence of leaks	—	—	X	1	—	1																												
3. FLOORS (WD, Conc)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	—	—	Conc	3	WD	1																												
b) Floor sagging or patched	—	—	Conc	3	—	1																												
4. WINDOWS (WD, STL, AL)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	—	X	X	AL	1																												
b) Wood & Sky — opaque and or obst	—		X	X	—	1																												
5. UTILITIES & PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N ✓ P		—	—	2	—	—																												
b) Fix., Vented, Currently Y N P	—	—	—	—	—	—																												
c) Supply lines	—	—	CU	1	CU	1																												
d) Drain lines	—	—	CI	1	CI/CU	1																												
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	T	2	X	X																												
b) Ceiling	—	—	PL	2	X	X																												
c) Floor	—	—	Conc	1	X	X																												
d) Partitions	—	—	T	2	X	X																												
e) Ventilated, Currently Y N ✓ P	—	—	N	—	X	X																												
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P		—	—	2	—	1																												
b) Fixtures, modern Y N ✓ P			—	2	—	1																												

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	Terra Cotta	2
b) Other		1
c) Trim, loose, missing or det.	—	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sandstone Base, broken, or det.	—	2
b) Found. det., sinking, out of line	—	2
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. PRIMARY EGRESS		
a) Exit (ST, AL, CT, O)	—	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 2	—	1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging	—	X
b) Railings, loose, missing, broken	—	X
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	K	2
b) Cols, piers loose, missing, det.	—	—
c) Ceiling loose, missing, det.	PL	2
d) Framing : plit, deteriorated	—	—
e) Impervious floor, broken, det., missing	Conc	3
f) Doors, bulkheads, deteriorated	—	—
g) Wind. & skylts. deteriorated	X	X
h) Wind. & skylts. opaque and/or obst.	X	X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	1
o) Sump pump & pit Y N S	—	2
p) Enclosed boiler room X Y N S	—	X
q) Boiler room ventilated X Y N S	—	X
r) Boiler room door metal clad X Y N S	—	X
s) Boiler room door self closing X Y N S	—	X
No. 0	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	X	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	
Method	—	
a) Oil, gas, Coal, Purch. Steam	—	
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	
a) AC ✓ DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, lonse, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. Y N ✓	—	—
b) On Street Loading No. 2 Y N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.	—	—
b) Structurals det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd.	—	—
b) Freight No Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	
g) Semi automatic No.	—	
h) Automatic No.	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry ✓ wet	—	—
b) Fire Detectors, Mech. Elec. ✓	—	1
c) Portable Extinguishers Y ✓ N	—	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. ; to grade, No. ; lateral, No.	—	—
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	—
b) Stairs worn, broken, sagging	STL.	2
c) Walls cracked, broken, or det.	STU	1
d) Wind. & skylts deteriorated	X	X
e) Wind. & skylts opaque and/or obst.	X	X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	TGG	2
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	SM	1
d) Guttters, dwnspts, loose, missing, det.	GI	1
e) Cornices, facia, loose, missing, det	B/SM	1
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S 2B 3B

BUILDING NO. 52/7

ADDRESS 272 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Hayes Bickford's Cafeteria

One of two sump pumps in the basement is inoperative.

The floor of the basement slopes.

Two electrical junction boxes in the basement are open.

The toilet rooms in the basement are inadequately vented.

A small crack exists in the basement wall on the east side.

The penthouse roof gutter has undergone considerable rusting.

STANDARD

Building Classified by Francis J. Corkery — Chas. T. Main, Inc. — 4/17/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/17/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 3 2B 3B
BUILDING NO 52/7 NUMBER OF FLOORS 1+ Bsf.
ADDRESS 272 Boylston Street
OWNER/AGENT
ALSO KNOWN AS Hayes Bickford's Cafeteria

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	3	2	1.5
b) Base matl. loose, miss., broken	2	2	1.0
c) Evidence of leaks	2	2	1.0
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	4	2	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			1
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			2
b) Found, det., sinking, out of line			2
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			—
d) Framing split, deteriorated			—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			1

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{53}{37} = 1.43$

Minor Defects = 0

Major Defects = 0

54/6A, 6B, 6C

30. COMMENT

Ref. Item	
15a	Some small cracks in basement wall (brick) at W. side
15i	W. Stair handrail partial one side absent on other side.
6	TOILET IN BASEMENT NOT BEING USED (DEFUNCT)
3	FLOOR UNEVEN AND SAGGING. 2ND FL SAME
4	2ND FLOOR STL. SASH IN POOR CONDITION
2	2ND FL. CEILING AND WALL WATER DAMAGE
11 b	One egress from basement to Prov. St. is unused
7a	Wiring is generally good but one large control box on eff wall of basemt (nr. center doorway) has wires exposed out of it. TWO OPEN JUNCTION BOXES REGULAR WIRING IN BASEMENT.
28	SEEN FROM ANOTHER ROOF

Building Surveyed by Robert O Smith Warren Hill 3/12/73 Date

Countersigned by Jack C Stewart 4/17/73 Date

Boston Redevelopment Authority Warren J. Vincent Project Engineer 4/17/73 Date

Sketch

FORM CDD-1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & LAR. NO. S2B3D

WARD NO. DATE 3/12/73 A.M. P.M.

BUILDING NO 54/64, 68, 6C

ADDRESS 280 Boylston

OWNER-AGENT

ALSO KNOWN AS LEEDS

No. Floors 2 + Basement

No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slat

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. - det. 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement
Crawl Space Yes

BUILDING TYPE: OCCUPANCY GROUP: F YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	PL wo	1	PL wo	1	—	—	PL wo	1																								
b) Base matl. loose, miss., broken	—	—	—	1	—	1	—	—	—	1																								
c) Evidence of leaks	—	—	—	1	—	1			—	1																								
* 2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	PL wo	1	HAc	1	—	—	PL HAc	1																								
b) Base matl. loose, miss., broken	—	—	wo	1	—	1	—	—	—	1																								
c) Evidence of leaks	—	—	SM	1	—	1	—	—	—	1																								
* 3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	—	—	Conc	1	WD	2	—	—	WD	2																								
b) Floor sagged or pitched	—	—	—	3	—	2	—	—	—	2																								
* 4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	—	X	—	AL	1	—	—	STL	2																								
b) Wind. & Sk. lts., opaque and/or obst.	—	—	X	—	—	1	—	—	—	—																								
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P	—	—	—	2	S	—	—	—	S	—																								
b) Fix., Vented, Currently Y N P	—	—	—	2	S	—	—	—	S	—																								
c) Supply lines	—	—	CU	1	S	—	—	—	S	—																								
d) Drain lines	—	—	CI	1	S	—	—	—	S	—																								
* 6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	PL	2	—	—	—	—	PL	1																								
b) Ceiling	—	—	PL	2	—	—	—	—	PL	1																								
c) Floor	—	—	wo	1	—	—	—	—	wo	1																								
d) Partitions	—	—	—	—	—	—	—	—	—	—																								
e) Ventilated, Currently Y N P	—	—	—	—	—	—	—	—	—	—																								
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
* a) Wiring, exposed Y N P	—	—	—	2	—	1	—	—	—	1																								
b) Fixtures, modern Y N ✓ P	—	—	—	1	—	1	—	—	—	1																								

LEEDS

-4/6A, 6B 6C

	MATL	COND
8 OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	Cr	1
b) Other Terracotta		1
c) Trim, loose, missing or det.	—	—
d) Walls out of plumb ; Line ; Loca.	—	—
9 FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sash cracked, broken, or det.	—	1
b) Found. out, sinking, out of line	—	1
10 MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11 PRIMARY EGRESS	—	—
a) Exits (ST, AL, CT, O)	✓	✓
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 3		—
12 FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13 FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Boyl. St. Y N ✓ P	—	—
b) Walls cracked, broken, or det.	—	1
c) Ceilings cracked, broken, or det.	—	1
d) Floors worn, sagging, or det.	—	1
e) Stairs worn, broken, sagging	—	1
f) Railings loose, broken, missing	—	1
g) Lighting fixtures present, Operable Y ✓ N	—	—
h) Panic Bars Y N ✓	—	—
14 PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	1
c) Ceilings cracked, broken, or det.	—	1
d) Floors worn, sagging, or det.	—	1
e) Stairs worn, broken, sagging	—	1
f) Railings loose, broken, missing	—	1
g) Lighting fixtures present, operable Y ✓ N	—	—
h) Panic Bars Y N ✓	—	—
15 BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	CONC	2
b) Cols, piers, loose, missing, det.	CONC	1
c) Ceiling loose, missing, det	PL	1
d) Framing : plit, deteriorated	—	—
e) Impervious floor, broken, det., missing	Conc	1
f) Doors, bulkheads, deteriorated	SM	1
g) Wind. & skylts. deteriorated	X	—
h) Wind. & skylts. opaque and/or obst.	—	—
i) Stairs deteriorated	WD	2
j) Stairs obstructed Rear Y ✓ N P	—	—
k) Lighting fix. present, operable Y ✓ N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y ✓ N S	—	—
n) Plumbing, leaks & corrosion Y N ✓ S	—	—
o) Sump pump & pit Y ✓ N S	—	—
p) Enclosed boiler room X Y N ✓ S	X	—
q) Boiler room ventilated X Y N S	—	—
r) Boiler room door metal clad X Y N S	—	—
s) Boiler room door self closing X Y N S	—	—
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water otu/hr	—	—
Steam otu/hr	—	—
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	X	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts 120/208/480	—	—
c) Switchgear, modern Y ✓ N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp. Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes ✓ No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Prov. St. Y N ✓	—	—
b) Walls cracked, broken, or det.	—	1
c) Ceilings cracked, broken, or det.	—	1
d) Floors worn, sagging, or det.	—	1
e) Stairs worn, broken, sagging	—	1
f) Railings loose, broken, missing	—	1
g) Lighting fixtures present, operable Y ✓ N	—	—
h) Panic bars Y N ✓	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N ✓	—	—
b) On Street Loading No. 1 Y ✓ N	—	—
c) R. R. Siding No. Y N ✓	—	—
24 LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Stringers det., out of plumb, or line	—	—
c) Found, piers, det, or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd. ✓	—	—
b) Freight No. 0 Capacity	—	—
c) Passenger No. 1 Capacity 2000 #	—	—
d) Sidewalk No. 0 Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No ✓	—	—
i) Elevator(s) enclosed No. 1	—	—
j) Empty elevator shaft No. 0	—	—
k) Power Source, Purch. ✓ Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry ✓ wet	—	—
b) Fire Detectors, Mech. Elec. ✓	—	—
c) Portable Extinguishers ✓ Y ✓ N	—	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. ; to grade, No. ; lateral, No.	—	—
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	TGG	2
b) Roof sags or out of line	—	—
c) Chimney(s) det. or out of plumb	S	—
d) Guttters, dwnspts, loose, missing, det.	S	—
e) Cornices, facia, loose, missing, det.	—	1
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	✓

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S 2B 3B

BUILDING NO. 54/6A, 6B, 6C

ADDRESS 280 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Leeds

Cracks have occurred at the west side in the brick wall of the basement.

In the west stairway there is an inadequate handrail on one side and none on the other.

The first and second floors are uneven and sagging.

The toilet room in the basement is unuseable.

There has been water leakage on the second floor causing damage to the ceiling and wall.

There is some exposed wiring around the control box.

DEFICIENT

Building Classified by Francis J. Conroy — Chas. T. Main, Inc. — 4/17/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — [illegible] Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/17/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 3 2B 3B
BUILDING NO 54/6A, 6B, 6C **NUMBER OF FLOORS**
ADDRESS 230 Boylston Street
OWNER/AGENT
ALSO KNOWN AS Leeds

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ..... %	—	—	—
a) Cracks in base material	3	3	1.0
b) Base matl. loose, miss., broken	3	3	1.0
c) Evidence of leaks	3	3	1.0
3. FLOORS (WD, Conc) ..... %	—	—	—
b) Floor sagging or pitched	7	3	2.33
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1
b) Other			1
d) Walls out of plumb ; Line ; Loca.			—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			1
b) Found. det., sinking, out of line			1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			1
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			—

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{55}{46} = 1.2$

Minor Defects - 0
Major Defects = 1

30. COMMENT

55/5

Ref. Item	
1 c	Apparently this basement was flooded once to a depth of 1½ ft.
2 28 a	Evidence of former roof leaks was apparent at access hatch, and 3 vent pipe locations, in 2nd fl. ceiling condition.
	None of Building Floor Space Vacant
7a	50% of Outlets Grounded.
13	Inadequacy in Egress from 2nd Floor

Building Surveyed by Robert O Smith 3,8,73 Date

Countersigned by D C Stewart 4/13/72 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/13/73 Date

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION [illegible]

[illegible] PARK PLAZA
[illegible] NO. 52D38
BUILDING NO. 55/5
ADDRESS 284 BOYLSTON ST.
OWNER/AGENT
ALSO KNOWN GELOTTE'S CAMERA STORE

WARD NO. DATE MAR. 5, 1973

No. Floors 2 + 2 MEZZ. + 1 BASEMT
No. [illegible] C

MATERIAL CODE

MATERIAL CODE (Cont.)
M Sheet Metal
WD Wood
T & G Tar & Gravel
F - Fiber Board

CONDITION CODE
1 No deficiencies or deterioration
2 Deficiencies less than 25%
3 Def. 25 to 50
4 Def. Over 50
M Makeshift - Inadequate
X Not existing / not applicable
Not accessible

LOCATION CODE
AL Alley
CT Court
ST Street
B BST Basement
FL Floor No.
MEZ Mezzanine
PH Penthouse
AT Attic
Rt Right
Lt Left
F Front
R Rear
S Side

BUILDING TYPE
Type I Fireproof
Type II Semi-Fireproof
Type III Heavy Timber & Masonry
Type IV Light Wood & Masonry
Type V Metal Frame
Type VI Wooden Frame

MISC. SYMBOLS
Y Yes
N No
P Partial
* See "Comments"

Type Structure A ✓ S D

Structure Converted Yes No ✓ From

OCCUPANCY GROUP
Group A
Group B
Group C
Group D Hospitals & Detention [illegible]
Group E
Group F
→ Group G
Group H
Group I

I OCCUPANCY GROUP G

MATERIAL CONDITION

	[illegible]		1		MEZ		2	
	M	C	M	C	M	C	M	C
	PL	1	PL	1	PL	1	PL	2
	PL	2	PL	1	PL	1	PL	2
	PL	2	PL	1	PL	1	PL	2
	F							
	[illegible]	1	PL	1	PL	1	PL	2
	[illegible]	1	PL	1	PL	1	PL	2
	[illegible]	1	PL	1	[illegible]	1	PL	2
	Conc	1		1	WD		WD	1
	Conc	1		1	WD		WD	1
	X	X		1	X			1
	X			1	X			1
		1	X		X			1
		1	X		X			1
	CU	1	X		X		CU	1
	BR	1	X		X		BR	1
	DL	1	X		X		X	
	PL	1	X		X		X	
	WD	1	X		X		X	
	PL	1	X		X		X	
		4	X		X		X	
		1		1		1		1
		1		1		1		1

55

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	—	1
b) Other	—	—
c) Trim, loose, missing or det.	—	1
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sarface Defe, Broken, or det.	5	5
b) Found, det, sinking, out of line	—	1
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	X	X
11. FOUNDATION LOGISS	—	—
a) Ex to (ST) AL, CT, O)	T	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. O	—	X
12. FRONT EXT. STAIRS (1, 2, 3, 4, M (X) S)	—	—
a) Steps worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
* **13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)**	—	—
a) Obstructed Y N ✓P	—	—
b) Walls cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det.	WD	1
e) Stairs worn, broken, sagging	WD	1
f) Railings loose, broken, missing	WD	1
g) Lighting fixtures present, Operable Y ✓N	—	—
h) Panic Bars Y N ✓	—	—
14. FLOOR CORRIDORS (1, 2, 3, 4, M (X) S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	1
b) Cols, piers, loose, missing, det.	CONC	1
c) Ceiling loose, missing, det	PL	2
d) Framing split, deteriorated	—	1
e) Impervious floor, broken, det., missing	CONC	1
f) Doors, bulkheads, deteriorated	—	2
g) Wind. & skylts. deteriorated	X	X
h) Wind. & skylts. opaque and/or obst.	X	X
i) Stairs deteriorated	WD	1
j) Stairs obstructed Y N ✓P	—	—
k) Lighting fix. present, operable Y ✓N S	—	—
l) Cellar properly ventilated Y ✓N S	—	1
m) Free of dampness, water Y ✓N S	—	—
n) Plumbing, leaks & corrosion Y N ✓S	—	—
o) Sump pump & pit Y ✓N S	—	1
p) Enclosed boiler room Y ✓N S	—	1
q) Boiler room ventilated Y N ✓S	—	4
r) Boiler room door metal clad Y N ✓S	—	2
s) Boiler room door self closing Y N ✓S	—	2
No. 1	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	✓
Steam btu/hr	—	1
c) Pipe Coils, Radiators	C1	1
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	X	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	
Method	—	
a) Oil, gas, Coal, Purch. Steam	—	
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	
a) AC ✓ DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y ✓N P	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit ✓	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	1
e) Ductwork: Yes No ✓ % Bldg.	X	X
Floor Area	—	—
f) 33 % of building A/C (No. of floors) 1	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M (X) S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M (X) S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M (X) S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	✓
b) On Street Loading No. 1 Y ✓N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M (X) S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det, or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M (X) S)	—	—
a) Cab'e Hyd.	—	—
b) Freight No. Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	✓
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	✓
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech. Elec. ✓	—	1
c) Portable Extinguishers Y ✓N	—	1
d) Standpipes	X	X
e) Fire Towers	X	X
f) Fire Escapes, No. ; to grade, No. ;	X	X
lateral, No.	—	—
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M (X) S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
* a) Roof matl. loose, missing, or det.	—	—
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	—	—
d) Gutters, downspts, loose, missing, det	—	—
e) Cornices, facia, loose, missing, det	—	—
29. PARKING (1, 2, 3, 4, M (X) S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S2B3B
BUILDING NO.	55/5
ADDRESS	284 BOYLSTON STREET
OWNER/AGENT	
ALSO KNOWN AS	GELOTTE'S CAMERA STORE

On the ceiling of the second floor, there are indications that the roof has leaked in the past.

About half of the electrical outlets are grounded.

The means of egress from the second floor level is inadequate.

STANDARD

Building Classified by Francis J. Conroy — Chas. T. Main, Inc. — Date 4/13/73

Countersigned by D C Nelson — Authorized Officer, Chas. T. Main, Inc. — Date 4/13/73

Boston Redevelopment Authority Warren J Vincent — Project Engineer — Date 4/13/73

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 3 213 3B
BUILDING NO 5515 NUMBER OF FLOORS 2+2mezz+b
ADDRESS 284 Boylston Street
OWNER/AGENT
ALSO KNOWN AS Gelotte's Camera Store

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	5	4	1.25
b) Base matl. loose, miss., broken	6	4	1.5
c) Evidence of leaks	6	4	1.5
3. FLOORS (WD, Conc) .....%...	—	—	—
b) Floor sagging or pitched	4	4	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			5
b) Found, det., sinking, out of line			1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			—
b) Roof sags or out of line			1

Minor Deterioration $\frac{\text{Score}}{\text{Total}} = \frac{77}{64} = 1.2$

Minor Defects = 0

Major Defects = 0

30. COMMENT

Ref. Item	
12 a	More than 15 risers/flight
15 f.	Basement contains old unused elevator shaftway room equipped with good metal-clad fire doors, but the doors at tops of 2 basement stairs are wood, unclad.
15 i	Basement stairways are unlighted
27	Elevator machinery penthouse is unused.
2 b	Basement ceiling is sheetmetal, broken open at many places to admit pipe hangers to be fastened to joists above.
3 a	Basement floor is cracked and uneven
7	No lights in stairway between floors 4 & 5. Poor: 3 to 4
	50% VACANT

Building Surveyed by Robert O. Smith Edward C. Hall 3/12/73 Date

Countersigned by David C. Wood 4/12/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/18/73 Date

Sketch

FORM LBE 1.72

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & P. R. NO. S2B3B

WARD NO. DATE 3/12/73 (A.M.) P.M.

BUILDING NO 56/4

ADDRESS 288 Boylston St.

OWNER/AGENT GORIN-LEEDER MANAGEMENT CO

ALSO KNOWN AS SEVENTH INN - SANAE RESTAURANT

No. Floors 5 + B

No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel
AT — Asphalt Tile

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. - det. 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No From

OCCUPANCY GROUP
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 X
Subbasement X
Crawl Space X

BUILDING TYPE IV

OCCUPANCY GROUP: X

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			B		B	1			B/PL	2	PL	2	PL	3	PL	3																		
b) Base matl. loose, miss., broken			B	2	PL/WD	1				2	PL	2	PL	3	PL	3																		
c) Evidence of leaks			—	—		1			—	—	PL	1	PL	1	PL	1																		
2 INSIDE CEILINGS (OJ, PL, SM, C, HAc)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			WD	—	HAc	1			PL	3	PL	2	PL	3	PL	4																		
* b) Base matl. loose, miss., broken			SM	—	PL	1			PL	3	PL	2	PL	3	PL	4																		
c) Evidence of leaks				—		1			PL	3	PL	1	PL	3	PL	4																		
3 FLOORS (WD, Conc)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
* a) Flooring worn, loose, or missing			Conc	4	WD	1			T/WD	1	WD	2	WD	2	WD	2																		
b) Floor sagging or pitched			—	—	WD	2				1	WD	2	WD	2	WD	2																		
4 WINDOWS (WD, STL, AL)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			X	X	AL	1			WD	2	WD	2	WD	3	WD	3																		
b) Wind. & Sk. Dr. opaque and/or obst.			X	X	AL	1			—	1	—	1	—	1	—	1																		
5 UTILITIES (PLUMBING) (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			X	—	C	1			—	—	—	—	—	—	—	—																		
b) Fix., Vented, Currently Y ✓ N P			X	—	—	1			—	—	—	—	—	—	—	—																		
c) Supply lines			CU	1	CU	1			CU	1	CU	1	CU	2	X	X																		
d) Drain lines			CI	1	CI	1			CI	1	CI	1	CI	2	X	X																		
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			X	X	X	X			B/PL	2	PL	2	PL	2	X	X																		
b) Ceiling			X	X	X	X			PL	3	PL	3	PL	2	X	X																		
c) Floor			X	X	X	X			T	1	T	1	AT	2	X	X																		
d) Partitions			X	X	X	X			B/PL	—	PL	2	PL	2	X	X																		
e) Ventilated, Currently Y ✓ N P			X	X	X	X				1		1		1	X	X																		
7 UTILITIES (ELECTRICAL) (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P			—	—	X	1			—	—	—	2	No	1	No	2																		
* b) Fixtures, modern Y ✓ N P			—	—	Y	1			No	2	No	2	No	3	No	3																		

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B/STO	1
b) Other		
c) Trim, loose, missing or det		1
d) Wall out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface Cracks, broken, or det.		1
b) Found. det., sinking, out of line	B/STO	2
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. FIRE ESCAPES	—	—
a) Type (ST, AL, CI, O)	—	—
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 2	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	WD	1
b) Railings, loose, missing, broken	X	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed (Boylston St.) Y N ✓ P	—	—
b) Walls cracked, broken, or det.	WD/PL	1
c) Ceilings cracked, broken, or det.	HAc	1
d) Floors worn, sagging, or det.	WD/T	2
e) Stairs worn, broken, sagging	WD	1
f) Railings loose, broken, missing	X	—
g) Lighting fixtures present, Operable Y ✓ N	—	—
h) Panic Bars Y N ✓	—	—
14. TYPICAL CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓ P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B/STO	1
b) Cols, piers, loose, missing, det.	el	1
c) Ceiling loose, missing, det.	WD/SM	2
d) Framing split, deteriorated	—	1
e) Impervious floor, broken, det., missing	Conc	4
★ f) Doors, bulkheads, deteriorated	—	1
g) Wind. & skylts. deteriorated	—	—
h) Wind & skylts. opaque and/or obst.	—	—
i) Stairs deteriorated	WD	1
j) Stairs obstructed Y N ✓ P	—	—
k) Lighting fix. present, operable Y ✓ N S	—	—
l) Cellar properly ventilated Y N ✓ S	—	—
m) Free of dampness, water Y ✓ N S	—	—
n) Plumbing, leaks & corrosion Y N ✓ S	—	—
o) Sump pump & pit Y N ✓ S	—	—
p) Enclosed boiler room UNUSED Y ✓ N S		—
q) Boiler room ventilated Y N ✓ S	—	—
r) Boiler room door metal clad Y N ✓ S	—	—
s) Boiler room door self closing Y N ✓ S	—	—
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	X	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate 3 UNITS @ 60g	—	1
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y ✓ N P	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors) 1	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area 100 s.f. Temp +40 °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed PROVIDENCE ST Y N ✓	—	—
b) Walls cracked, broken, or det.	—	1
c) Ceilings cracked, broken, or det.		1
d) Floors worn, sagging, or det.		1
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y ✓ N	—	—
h) Panic bars Y N ✓	—	

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N ✓	—	—
b) On Street Loading No. 2 Y ✓ N	—	—
c) R. R. Siding No. Y N ✓	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd.	—	—
b) Freight No Capacity	—	—
c) Passenger No Capacity	—	—
d) Sidewalk No Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet ✓	—	—
b) Fire Detectors, Mech Elec	—	—
c) Portable Extinguishers Y ✓ N	—	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No 2; to grade, No. 0;	—	—
lateral, No. 0	—	—
g) Emergency Lights SEVERAL	—	1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
★ a) Obstructed Y ✓ N	—	—
b) Stairs worn, broken, sagging	—	1
c) Walls cracked, broken, or det	—	1
d) Wind. & skylts deteriorated	—	1
e) Wind & skylts opaque and or obst.	—	1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	TRG	1
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	—	2
d) Guttters, dwnspts, loose, missing, det.	—	1
e) Cornices, facia, loose, missing, det.	—	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S 2B 3B
BUILDING NO.	56/4
ADDRESS	288 Boylston
OWNER/AGENT	Gorin-Leeder Management Co.
ALSO KNOWN AS	Seventh Inn - Sanae Restaurant

There are more than 15 risers per flight of stairs.

The stairways to the basement have no lighting.

The Basement floor is cracked and uneven.

There are no lights in the stairway between floor levels four and five.
The lighting in the stairway between floor levels three and four is inadequate.

SUBSTANDARD

Building Classified by Francis Lowry — Chas. T. Main, Inc. — Date 4/19/73

Countersigned by Dail [illegible] — Authorized Officer, Chas. T. Main, Inc. — Date 4/18/72

Boston Redevelopment Authority Warren J Vincent — Project Engineer — Date 4/18/73

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. S 2B 3B
BUILDING NO 56/4 NUMBER OF FLOORS
ADDRESS 238 Boylston St.
OWNER/AGENT Gorin Leader Mgmt Co.
ALSO KNOWN AS Seventh Inn Sanae Restaurant

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ....%	—	—	—
a) Cracks in base material	11	5	2.2
b) Base matl. loose, miss., broken	13	6	2.17
c) Evidence of leaks	4	4	1.0
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	9	5	1.8
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	1	1	1.0
b) Other	1	1	1.0
d) Walls out of plumb ; Line ; Loca.	1	1	1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	1	1	1.0
b) Found, det., sinking, out of line	2	1	2.0
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	1	1	1.0
b) Cols, piers, loose, missing, det.	1	1	1.0
d) Framing split, deteriorated	1	1	1.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	1	1	1.0
b) Roof sags or out of line	1	1	1.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{137}{80} = 1.71$ Minor Defects = 0

Major Defects = 2

30. COMMENT

Ref. Item	
7 a	Many exposed wires, two open junction boxes
3	1ST Floor Saggy and in Fair Condition
1	Basement Plaster Loose and Holes

Building Surveyed by Warren Fall, Robert O Smith 1/13/73 Date

Countersigned by David C Thomas 4/12/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/12/73 Date

Sketch

FORM BB 1-14

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK & LAR NO. S2B38

WARD NO. DATE 3/13/73 A.M. (P.M.)

BUILDING NO. 52/38

ADDRESS 292 BOYLSTON ST.

OWNER AGENT ROBIE ENTERPRISES

ALSO KNOWN AS WALKERS RIDING APPAREL & SHOE REPAIR & BARBER SHOP ON PROL. ST

No. Floors 4 + B.

No. D.U.'s 0

MATERIAL CODE
- AL — Aluminum
- ASB — Asbestos
- B — Brick
- BR — Brass, Bronze
- C — Ceramic
- CB — Concrete Block
- CI — Cast Iron
- CONC — Concrete
- CU — Copper
- GR — Granite
- HAc — Hung'g Acoustical
- L — Lead
- M — Marble
- OJ — Open Joist
- PL — Plaster
- SL — Slate

MATERIAL CODE: (Cont.)
- SM — Sheet Metal
- STL — Steel
- STO — Stone
- STU — Stucco
- T — Tile
- WD — Wood
- T & G — Tar & Gravel
- A T — Asph Tile

CONDITION CODE:
- 1 — No deficiencies or deterioration
- 2 — Def.-det. less than 25%
- 3 — Def.-det. 26% to 50%
- 4 — Def.-det. Over 50%
- M — Makeshift — Inadequate
- X — None or not applicable
- S — Not seen, inaccessible

LOCATION CODE:
- AL — Alley
- CT — Court
- ST — Street
- O — Other
- S-BST — Subbasement
- BST — Basement
- 1-UP — Floor No.
- MEZ — Mezzanine
- PH — Penthouse
- AT — Attic
- Rt — Right
- Lt — Left
- F — Front
- R — Rear
- S — Side

BUILDING TYPE:
- Type I — Fireproof
- Type II — Semi-Fireproof
- Type III — Heavy Timber & Masonry
- Type IV — Light Wood & Masonry
- Type V — Metal Frame
- Type VI — Wooden Frame

MISC. SYMBOLS:
- Y — Yes
- N — No
- P — Partial
- • — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No Year From

OCCUPANCY GROUP:
- Group A — Theatres
- Group B — Halls
- Group C — Schools
- Group D — Hospitals & Detention Buildings
- Group E — Commercial Bldgs. of Hazardous Occupancy
- Group F — Office & Commercial Buildings
- Group G — Commerc'l Bldgs. of Non hazardous Occupancy
- Group H — Unlimited Habitation & Large Dwellings
- Group I — Limited Habitation & Small Dwellings
- Other

CHECK HERE:
- No floor number 13 No
- Subbasement No
- Crawl Space No

BUILDING TYPE: III OCCUPANCY GROUP: G YEAR BUILT:

MATERIAL/CONDITION

Item Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	~~MEZ M~~	~~MEZ C~~	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
★ 1. INSIDE WALLS (1, 2, 3, 4, M, X, S)																																		
a) Cracks, nails, plaster	—	—	B	2	—	2			WD	1	WD	1	WD	1																				
b) Bulging, buckling, broken	—	—		1	WD	3			—	1	—	1	—	1																				
c) Lack of paint	—	—	—	1	—	2			—	1	—	1	—	1																				
2. INSIDE CEILINGS (OJ, PL, M, C, HAc)																																		
a) Cracks, nails, plaster	—	—	PL	3	HAc	3			HAc	1	HAc	1	HAc	1																				
b) Bulging, buckling, broken	—	—	—	2	—	2			—	1	—	1	—	1																				
c) Lack of paint, flaking	—	—	—	1	—	1			—	1	—	1	—	1																				
★ 4. FLOORS (WD, Conc)																																		
a) Loose, worn, broken, or missing	—	—	Conc	2	WD	2			WD	1	WD	1	WD	1																				
b) Floor [illegible] or patched	—	—		2	—	3			—	3	—	3	—	3																				
5. WINDOWS (WD, STL, AL)																																		
a) Inoperable or deteriorated	—	—	—	X	AL	2			WD	1	WD	1	WD	1																				
b) Weather stripping, opaque and/or obst.	—	—	—	X	—	2			—	—	—	X	—	X																				
6. FIXTURES & PLUMBING (1, 2, 3, 4, M, X, S)																																		
a) Fixtures, Modern Y N P	—	—	—	—	—	2																												
b) Fix., Vented, Currently Y N P	—	—	—	—	—	2																												
c) Supply lines	—	—	—	—	CU	2																												
d) Drain lines	—	—	—	—	CI	2																												
7. TOILET ROOMS (1, 2, 3, 4, M, X, S)																																		
a) Walls	—	—	—	—					PL	1	PL	1	PL	1																				
b) Ceiling	—	—	—	—					HAc	2	HAc	2	HAc	2																				
c) Floor	—	—	—	—					AT	2	AT	2	AT	2																				
d) Partitions	—	—	—	—					—	—	—	—	—	—																				
e) Ventilated, Currently Y N P	—	—	—	—					—	2	—	2	—	2																				
★ 8. FIXTURES & ELECTRICAL (1, 2, 3, 4, M, X, S)																																		
a) Wiring, exposed Y N P	—	—	—	3	—	2			—	1	—	1	—	1																				
b) Fixtures, modern Y N P	—	—	—	3	—	2			—	1	—	1	—	1																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	—	/
b) Other	—	—
c) Trim, loose, missing or det.	—	—
d) Walls out of plumb ; Line ; Loca.	—	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface loose, broken, or det.	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. FIRE ESCAPES	—	—
a) Fire (ST, AL, CT, O)	—	—
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 3	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Boyle St Y N ✓ P	—	—
b) Walls, cracked, broken, or det.	—	/
c) Ceilings cracked, broken, or det.	—	/
d) Floors worn, sagging, or det.	—	/
e) Stairs worn, broken, sagging	—	/
f) Railings loose, broken, missing	—	/
g) Lighting fixtures present, Operable Y ✓ N	—	—
h) Panic Bars Y N ✓	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	2
b) Cols, piers loose, missing, det.	—	—
c) Ceiling loose, missing, det	PL	2
d) Framing rot, deteriorated	WD/pa	2
e) Impervious floor, broken, det., missing	Conc	2
f) Doors, bulkheads, deteriorated	X	X
g) Wind. & skylts. deteriorated	X	X
h) Wind. & skylts. opaque and/or obst.	X	X
i) Stairs deteriorated	WD	1
j) Stairs obstructed Y N ✓ P	—	—
k) Lighting fix. present, operable Y ✓ N S	—	—
l) Cellar properly ventilated Y N ✓ S	—	2
m) Free of dampness, water Y ✓ N S	—	—
n) Plumbing, leaks & corrosion Y N ✓ S	—	—
o) Sump pump & pit Y N S	—	—
p) Enclosed boiler room Y N ✓ S	—	X
q) Boiler room ventilated X Y N ✓ S	—	X
r) Boiler room door metal clad X Y N ✓ S	—	X
s) Boiler room door self closing ✓ Y N ✓ S	—	X
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam from next bldg.	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	/
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Prov. St. Y N ✓	—	/
b) Walls cracked, broken, or det.	—	/
c) Ceilings cracked, broken, or det.	—	/
d) Floors worn, sagging, or det.	—	/
e) Stairs worn, broken, sagging	—	/
f) Railings loose, broken, missing	—	/
g) Lighting fixtures present, operable Y ✓ N	—	—
h) Panic bars Y N ✓	—	/

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 2 Y ✓ N	—	/
c) R. R. Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.	—	—
b) Structmbrs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd.	—	—
b) Freight No Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech. Elec.	—	—
c) Portable Extinguishers Y ✓ N	—	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. ; to grade, No. ;	—	—
lateral, No.	—	—
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det	TSG	/
b) Roof sags or out of line	—	/
c) Chimney(s) det. or out of plumb	—	/
d) Guttters, dwnspts, loose, missing, det.	—	/
e) Cornices, facia, loose, missing, det.	—	/
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S2B3B
BUILDING NO.	57/3B
ADDRESS	292 BOYLSTON STREET
OWNER/AGENT	ROBIE ENTERPRISES
ALSO KNOWN AS	WALKER'S RIDING APPAREL AND SHOE REPAIR AND BARBER SHOP ON PROVIDENCE STREET

Two electrical junction boxes are open and many electrical wires are exposed.

The first floor is sagging.

The plaster in the basement is looseand missing in some places.

DEFICIENT

Building Classified by Francis Conroy — Chas. T. Main, Inc. — 4/17/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — 4/20/73 Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/17/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. S 2B 3B
BUILDING NO 57/3B **NUMBER OF FLOORS** 4 + Bsl
ADDRESS 292 Boylston Street
OWNER/AGENT Robie
ALSO KNOWN AS Walker's Riding Apparel

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ....%	—	—	—
a) Cracks in base material	7	5	1.4
b) Base matl. loose, miss., broken	7	5	1.4
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	14	5	2.8
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	1	1	1
b) Other			—
d) Walls out of plumb ; Line ; Loca.			—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found. det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			—
d) Framing split, deteriorated			2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1
b) Roof sags or out of line			1

Minor Deterioration = $\frac{\text{Score}}{\text{Total}} = \frac{102}{70} = 1.46$

Major Defects = 1

Minor Defects = 0

30. COMMENT

Ref. Item	
25 i	There is a freight elevator in this building in which the shaftway is not walled solidly but is instead enclosed by open metal mesh. It runs from basement to top floor.
2	2ND FLOOR FRONT WINDOW LEAK AT TOP
3	3RD FLOOR UNEVEN AND SAGGY
2	CEILING HAS A WET SPOT - CAUSE LEAKING PLUMBING
27 d	Elev. penthouse skylight leaks. This has deteriorated skylight sill & plaster walls in penthouse.
28 d	Two skylights in this roof have deteriorated wood sash.
28 e	Flashing at Boylston St. wall is detached & loose at roof line.

Building Surveyed by Robert C. Smith 3/13/73 Date

Countersigned by 4/13/73 Date

Boston Redevelopment Authority Warren J. Vincent Project Engineer 4/17/73 Date

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & P.R. NO. S2B3B
BUILDING NO 57/3A
ADDRESS 296 BOYLSTON ST
OWNER AGENT ROBIE ENTERPRISES
ALSO KNOWN AS

WARD NO. DATE 3/13/73 A.M. (P.M.)

No. Floors 5 + BST
No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. - det. 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 NO
Subbasement NO
Crawl Space NO

BUILDING TYPE: IV OCCUPANCY GROUP: F YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	B	1	WD	1	—	—	WD	2	WD	1	WD	2	WD	1																		
b) Base mat'l loose, miss., broken	—	—	—	1	WD	1	—	—	—	1	—	1	—	1	—	1																		
c) Evidence of leaks	—	—	—	1	WD	1	—	—	—	1	—	1	—	1	—	1																		
* 2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	PL	2	HAc	1	—	—	HAc	1	HAc	1	HAc	1	HAc	1																		
b) Base mat'l loose, miss., broken	—	—	—	2	—	1	—	—	—	1	—	1	PL	1	—	1																		
c) Evidence of leaks	—	—	—	1	—	1	—	—	—	1	—	2	—	1	—	1																		
* 3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	—	—	Conc	2	WD	1	—	—	WD	3	WD	1	WD	1	WD	1																		
b) Floor sagging or pitched	—	—	Conc	3	WD	3	—	—	—	2	—	2	—	2	—	2																		
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	—	X	—	AL	1	—	—	WD	1	WD	1	WD	1	WD	1																		
b) Wind. & Sks. opaque and/or obst.	—	—	X	—	—	1	—	—	—	1	—	1	—	1	—	—																		
5. UTILITIES (PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N✓ P	—	—	X	—	—	—	—	—	—	2	—	2	—	2	—	2																		
b) Fix., Vented, Currently Y N P	—	—	X	—	—	—	—	—	—	1	—	2	—	2	—	2																		
c) Supply lines	—	—	X	—	—	—	—	—	Cu	1	Cu	1	Cu	1	Cu	1																		
d) Drain lines	—	—	—	—	—	—	—	—	CI	1	CI	1	CI	1	CI	1																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	X	—	—	—	—	—	P/PL	2	P/PL	2	P/PL	2	P/PL	2																		
b) Ceiling	—	—	X	—	—	—	—	—	HAc	2	HAc	1	HAc	1	HAc	2																		
c) Floor	—	—	X	—	—	—	—	—	T	2	T	1	T	2	T	2																		
d) Partitions	—	—	X	—	—	—	—	—	WD	2	WD	2	WD	2	WD	2																		
e) Ventilated, Currently Y✓ N P	—	—	X	—	—	—	—	—	—	2	—	2	—	2	—	2																		
7. UTILITIES (ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N✓ P	—	—	—	2	—	1	—	—	—	1	—	1	—	2	—	2																		
b) Fixtures, modern Y N✓ P	—	—	—	2	—	1	—	—	—	1	—	1	—	1	—	2																		

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	BR/STO	1
b) Other		
c) Trim, loose, missing, or det		
d) Walls out of plumb ; Line ; Lean		
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Surface Defec, broken, or det.	B/STO	1
b) Found, det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. FIRE EXIT EGRESS		
a) Exit to (STREET, CT, O)		
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 2		
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Boylston St. Y N ✓ P		
b) Walls cracked, broken, or det.		1
c) Ceilings cracked, broken, or det.		1
d) Floors worn, sagging, or det		1
e) Stairs worn, broken, sagging		1
f) Railings loose, broken, missing		1
g) Lighting fixtures present, Operable Y ✓ N		
h) Panic Bars Y N ✓		4
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N ✓ P		
b) Walls, Cracked, broken, or det.		1
c) Ceilings cracked, broken, or det.		1
d) Floors worn, sagging, or det.		2
e) Stairs worn, broken, sagging		1
f) Railings loose, broken, missing		1
g) Lighting fixtures present, operable Y ✓ N		
h) Panic Bars Y N ✓		4
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	B	1
b) Cols, piers, loose, missing, det.		
c) Ceiling loose, missing, det.	PL	2
d) Framing split, deteriorated	WD	2
e) Impervious floor, broken, det., missing	CONC	3
f) Doors, bulkheads, deteriorated	SM	2
g) Wind. & skylts. deteriorated	X	
h) Wind. & skylts. opaque and/or obst.	X	
i) Stairs deteriorated	WD	1
j) Stairs obstructed Y N ✓ P		
k) Lighting fix. present, operable Y ✓ N S		
l) Cellar properly ventilated Y N ✓ S		4
m) Free of dampness, water Y ✓ N S		
n) Plumbing, leaks & corrosion Y ✓ N S		3
o) Sump pump & pit Y ✓ N S		1
p) Enclosed boiler room Y ✓ N S		2
q) Boiler room ventilated Y N ✓ S		4
r) Boiler room door metal clad Y N ✓ S		4
s) Boiler room door self closing Y N ✓ S		4
No. 1		

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr firing:		
Steam btu/hr 23 gph		1
c) Pipe Coils, Radiators, Unit Heaters, Finned Tube, Ducts		1
d) Incinerator, Masonry Prefab	X	
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC ✓ DC		
b) Volts 120/208/480		
c) Switchgear, modern Y ✓ N P		
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes ✓ No % Bldg.		
Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed 75 Providence St. Y N ✓		
b) Walls cracked, broken, or det.		1
c) Ceilings cracked, broken, or det.		1
d) Floors worn, sagging, or det.	T	2
e) Stairs worn, broken, sagging		1
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y ✓ N		
h) Panic bars Y N ✓		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. Y N ✓		
b) On Street Loading No. 2 Y ✓ N		
c) R. R. Siding No Y N ✓		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det		
b) Structurals det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det.		
25. ELEVATORS 1, 2, 3, 4, M, X, S)		
a) Cable ✓ Hyd.		
b) Freight No. 1 Capacity		
c) Passenger No. 1 Capacity		
d) Sidewalk No. Capacity		
e) Drive AC DC ✓ in Penthouse ✓ BST		
f) Manually operated No 2		
g) Semi-automatic No		
h) Automatic No		
i) Elevator(s) enclosed No 1 Pass Frt. Elev is not encl		
j) Empty elevator shaft No.		
k) Power Source, Purch. ✓ Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers ~~Non-Hdry~~ wet		
b) Fire Detectors, Mech Elec		
c) Portable Extinguishers Y N		
d) Standpipes		
e) Fire Towers		
f) Fire Escapes, No. ; to grade, No. ; lateral, No.		
g) Emergency Lights		
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N ✓		
b) Stairs worn, broken, sagging	STO	1
c) Walls cracked, broken, or det.	PL	1
d) Wind. & skylts deteriorated	STG	4
e) Wind. & skylts opaque and/or obst.		1
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det.	T&G	1
b) Roof sags or out of line		
c) Chimney(s) det. or out of plumb	B	1
d) Guttters, dwnspts, loose, missing, det SKYLIGHTS		3
e) Cornices, facia, loose, missing, det Flashing	SM	3
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S 2B 3B
BUILDING NO.	57/3A
ADDRESS	296 Boylston Street
OWNER/AGENT	Robie Enterprises
ALSO KNOWN AS	

The shaftway of the freight elevator is not walled solidly but is enclosed only by open metal mesh at each floor. Therefore, fire and smoke can fill every floor from every other.

Evidence of water leakage existed at the top of the windows on the second floor front.

The third floor is uneven and sagging.

The third floor ceiling has a wet spot.

In the elevator penthouse the skylight sill and plaster walls have deteriorated as a result of water leakage.

Other skylights on the roof have deteriorated wooden sash.

Flashing along Boylston Street is detached and loose at the roof line.

DEFICIENT

Building Classified by Francis J. Conroy — Chas. T. Main, Inc — Date 4/13/73

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — Date 4/13/73

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — Date 4/17/73

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. S2 B3B
BUILDING NO 57 / 3A NUMBER OF FLOORS 5+BST
ADDRESS 296 Boylston Street
OWNER/AGENT Robie Enterprises
ALSO KNOWN AS P. Davis

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	8	6	1.33
b) Base matl. loose, miss., broken	6	6	1.
c) Evidence of leaks	6	6	1.
3. FLOORS (WD, Conc) .....%...	—	—	—
b) Floor sagging or pitched	14	6	2.3
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1.
b) Other			X
d) Walls out of plumb ; Line ; Loca.			X
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			5
b) Found, det., sinking, out of line			5
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			2.
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1.
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			2.
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1.
b) Roof sags or out of line			X

MINOR DETERIORATION $\frac{\text{SCORE}}{\text{COUNT}} = \frac{184}{114}$ 1.6 = 0

MAJOR " = 1

30. COMMENT

Ref. Item	
8a	Mortar deteriorated in East wall above 5th Floor
8b	Long vertical crack thru brick joints & centers on North wall of penthouse at East corner.
8c	Lower hinge detached from door jamb in doorway from penthouse to North roof.
	7 FLOOR CAN BE CALLED PENTHOUSE
	FIRE ESCAPE RUSTED
28e	Flashing loose on Boyl. St. Side & on East side.
28a	Several Soft spots in the roof.

Building Surveyed by [illegible] Robert C. Smith 1/13/73 Date

Countersigned by [illegible] 4/13/73 Date

Boston Redevelopment Authority Warren J. Vincent Project Engineer 4/17/73 Date

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & LAR. NO. S2B 3B

WARD NO. DATE 3/13/73 A.M. (P.M.)

BUILDING NO. 58/2

ADDRESS 304 BOYLSTON ST. (THRU TO PROVIDENCE ST.)

OWNER/AGENT ROBIE ENTERPRISES

ALSO KNOWN AS

No. Floors 7 + BASEMENT

No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slat

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel
VT — Vinyl Tile

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. - det. 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ___ No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 X
Subbasement NO
Crawl Space NO

BUILDING TYPE: I OCCUPANCY GROUP: F YEAR BUILT: 1915

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	13 M	13 C	14 M	14 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	Cu	2	PL	2	—	—	PL	1	PL	1	PL	1	PL	1	PL	1	PL	2														
b) Base matl. loose, miss., broken	—	—	—	2	—	2	—	—	—	1	—	1	—	1	—	1	—	1	—	—														
c) Evidence of leaks	—	—	—	2	—	2	—	—	—	1	—	1	—	1	—	1	—	1	YES	2 YES														
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	PL	1	PL	2	—	—	HAc	1	HAc	1	HAc	1	HAc	1	HAc	1	PL	1														
b) Base matl. loose, miss., broken	—	—	—	2	—	2	—	—	PL	1	—	1	—	1	—	1	—	1	—	1														
c) Evidence of leaks	—	—	—	2	—	2	—	—	—	1	—	1	—	1	—	1	—	1	—	1														
3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose or missing	—	—	Conc	1	Conc	1	—	—	Conc	1	Conc	1	Conc	1	Conc	1	Conc	1	Conc	1														
b) Floor sagging or pitched	—	—	Conc	2	Conc	1	—	—	VT	1	VT	1	VT	1	VT	1	VT	1	—	1														
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	—	X	—	AL	1	—	—	AL	1	STL	1	STL	1	STL	1	STL	1	STL	1														
b) Wind. & Skylts. opaque and/or nbst.	—	—	X	—	—	1	—	—	—	1	—	1	—	1	—	1	—	1	—	1														
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P	—	—	—	—		X	—	—	—	—	—	—	—	—	—	—	—	—	X	X														
b) Fix., Vented, Currently Y N P ✓	—	—	—	—		X	—	—	—	—	—	—	—	—	—	—	—	—	X	X														
c) Supply lines	—	—	—	—	—	X	—	—	CU	1	CU	1	CU	1	CU	1	CU	1	X	X														
d) Drain lines			—	—	—	X	—	—	CI	1	CI	1	CI	1	CI	1	CI	1	X	X														
6. TOILET ROOMS (1, 2, 3, 4; M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	PL	1	X	X	—	—	T	1	T	1	T	1	T	1	PL	1	X	X														
b) Ceiling	—	—	PL	1	X	X	—	—	HAc	1	HAc	1	HAc	1	HAc	1	HAc	1	X	X														
c) Floor	—	—	T	1	X	X	—	—	Conc	1	Conc	1	Conc	1	Conc	1	Conc	1	X	X														
d) Partitions	—	—	—	—	X	X	—	—	—	—	—	—	—	—	—	—	—	—	X	X														
e) Ventilated, Currently Y N P ✓	—	—	—	—	X	X	—	—	—	—	—	—	—	2	—	2	—	2	X	X														
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P	—	—	—	1	—	1	—	—	—	1	—	1	—	1	—	1	—	1	—	1														
b) Fixtures, modern Y ✓ N P	—	—	—	2	—	1	—	—	—	1	—	1	—	1	—	1	—	1	—	1														

	MATL	COND
8. OUTSITE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det. mortar	B	3
b) Other Crack	B	2
c) Trim, loose, mis. log or det.	SM	2
d) Walls out of plumb ; Line ; Loca.		
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sills Loose, broken, or det.	Conc	1
b) Found, det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. EXIT WAYS		
a) Exits (ST, AL, CT, O)		1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1		
12. EXTERIOR STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det	PL	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det		1
e) Stairs worn, broken, sagging	STL	1
f) Railings loose, broken, missing	SLATE	1
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N		
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	Conc	1
b) Cols, piers, loose, missing, det.		1
c) Ceiling loose, missing, det.		1
d) Framing split, deteriorated		1
e) Impervious flour, broken, det., missing	Conc	2
f) Doors, bulkheads, deteriorated	SM	2
g) Wind. & skylts. deteriorated	X	
h) Wind. & skylts. opaque and/or obst.	X	
i) Stairs deteriorated	STL	1
j) Stairs obstructed Y N P		
k) Lighting fix. present, operable Y N S		
l) Cellar properly ventilated Y N S		
m) Free of dampness, water Y N S		
n) Plumbing, leaks & corrosion Y N S		
o) Sump pump & pit Y N S		
p) Enclosed boiler room ~~Y N S~~		X
q) Boiler room ventilated ~~Y N S~~		X
r) Boiler room door metal clad ~~Y N S~~		X
s) Boiler room door self closing ~~Y N S~~		X
No. 0		X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		1
c) Pipe Coils, Radiators		1
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab	X	
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120/208/480		
c) Switchgear, modern Y N P		
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg. Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. 3 Y N		
b) On Street Loading No. Y N		
c) R. R. Siding No. Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det		
b) Str. members det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable Hyd.		
b) Freight No Capacity		
c) Passenger No 1 Capacity		
d) Sidewalk No. Capacity		
e) Drive AC DC in Penthouse BST		
f) Manually operated No		
g) Semi-automatic No		
h) Automatic No. 1		
i) Elevator(s) enclosed No.		
j) Empty elevator shaft No.		
k) Power Source, Purch. Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		
b) Fire Detectors, Mech. Elec.		
c) Portable Extinguishers Y N		
d) Standpipes one on 4th story		
e) Fire Towers		
f) Fire Escapes, No 2 ; to grade, No. 0 ; lateral, No. 2		
g) Emergency Lights		
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Stairs worn, broken, sagging		1
c) Walls cracked, broken, or det		2
d) Wind. & skylts deteriorated		1
e) Wind. & skylts opaque and or obst.		1
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det.	T&G	2
b) Roof sags or out of line		1
c) Chimney(s) det. or out of plumb	B	2
d) Gutters, downspts, loose, missing, det.	SM	2
e) Cornices, facia, loose, missing, det	SM	2
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S 2B 3B
BUILDING NO.	58/2
ADDRESS	304-306 Boylston St.
OWNER/AGENT	Robie Enterprises
ALSO KNOWN AS	

The mortar has deteriorated above the 5th floor level on the outside face of the east wall.

On the north wall of the penthouse at the east corner a long vertical crack thru the brick joints and centers has occurred.

Lower hinge has detached from door jamb in the doorway leading from the penthouse to the north roof.

The fire escapes are heavily rusted in places.

Flashing was found loose on the Boylston Street side as well as on the east side.

The tar and gravel roof has several soft spots.

DEFICIENT

Building Classified by Francis Conroy — Chas T. Main, Inc. — 7/13/73 Date

Countersigned by [illegible] — Authorized Officer, Chas T. Main, Inc. — [illegible] Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/17/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. S2B3B
BUILDING NO 58/2 NUMBER OF FLOORS 7 + B
ADDRESS 304 – 306 BOYLSTON ST
OWNER/AGENT ROBIE
ALSO KNOWN AS ~~[illegible]~~

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	–	–	–
a) Cracks in base material	11	8	1.4
b) Base matl. loose, miss., broken	9	7	1.3
c) Evidence of leaks	11	8	1.4
3. FLOORS (WD, Conc) .....%...	–	–	–
b) Floor sagging or pitched	9	8	1.1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	–	–	–
a) Masonry & Joints — Loose, missing or det.	3	1	3
b) Other	2	1	2
d) Walls out of plumb ; Line ; Loca.	–	–	
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	–	–	–
a) Surface loose, broken, or det.	1	1	1
b) Found, det., sinking, out of line			
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	–	–	–
d) Floors worn, sagging, or det.	–	–	
15. BASEMENT (1, 2, 3, 4, M, X, S)	–	–	–
a) Foundation walls deteriorated	1	1	1
b) Cols, piers, loose, missing, det.	1	1	1
d) Framing split, deteriorated	1	1	1
28. ROOF: (1, 2, 3, 4, M, X, S)	–	–	–
a) Roof matl. loose, missing, or det.	2	1	2
b) Roof sags or out of line	1	1	1

MAJOR DEFECTS ——— – 1

MINOR DEFECTS = $\frac{\text{SCORE}}{\text{COUNT}} = \frac{132}{124} = 1.07$ – – 0

30. COMMENT

Ref. Item	
8a	Brick veneer on Providence St. wall at 4th & 5th stories is cracked away from structural wall. Fire esc. fastem to thru th
8a	Long vertical crack from roof level to 4th floor level in the east wall about 30 ft. from Prov. St (SE) corner.
4	Windows, Wood and Some Rot.
26f	This fire escape is structurally doubtful. Refer to note 8a
27	Two Penthouses: One for elev. shows evident leakage from roof. One for stairs shows rusted out sill at door.
28a	Parapet Flashing rusted away in places - Arl. St. side

Building Surveyed by Robert O. Smith 3/16/73 Date

Countersigned by 4/17/73 Date

Boston Redevelopment Authority Project Engineer Warren J. Vincent 4/13/73 Date

Sketch

FORM CBS-1-63

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & LOT NO. S2B 3B
WARD NO. DATE 3/16/73 A.M. P.M.
BUILDING NO 59/1
ADDRESS 308 BOYLSTON ST.
OWNER/AGENT STANLEY GRUBER & DAVID WEINSTEIN VIA NILES REALTY
No. Floors 6 + BASEMENT
ALSO KNOWN AS MARTINI-CARL MENS CLOTHING STORE
No. D.U.'s

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel
TZ — Terrazo on Conc

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A S ✓ D
Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 NO
Subbasement NO
Crawl Space NO

BUILDING TYPE: II OCCUPANCY GROUP: F YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	Conc	1	PL	1	—	—	PL	2	PL	2	PL	2	PL	2	PL	2																
b) Base matl. loose, miss., broken	—	—	—	2	—	1	—	—	—	2	—	2	—	2	—	2	—	2																
c) Evidence of leaks	—	—	—	2	—	1	—	—	—	2	—	2	—	2	—	2	—	2																
2. INSIDE CEILINGS (O, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	PL	2	HAc	1	—	—	PL	1	PL	2	PL	2	PL	2	PL	2																
b) Base matl. loose, miss., broken	—	—	—	2	—	1	—	—	—	1	—	2	—	2	—	2	—	2																
c) Evidence of leaks	—	—	—	2	—	1	—	—	—	1	—	2	—	2	—	2	—	2																
3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	—	—	Conc	1	Conc	1	—	—	Conc	1	Conc	1	Conc	1	Conc	1	Conc	1																
b) Floor sagging or pitched	—	—	—	1	—	1	—	—	—	1	—	1	—	1	—	1	—	1																
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	—	X	—	WD	2	—	—	WD	2	WD	2	WD	2	WD	2	WD	3																
b) Wind. & Skylts. opaque and/or obst.	—	—	—	—	—	2	—	—	—	2	—	2	—	2	—	2	—	3																
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P	—	—	—	—	—	1	—	—	—	1	—	1	—	1	—	1	—	1																
b) Fix., Vented, Currently Y N P	—	—	—	—	—	1	—	—	—	1	—	1	—	1	—	1	—	1																
c) Supply lines	—	—	Cu	1	Cu	1	—	—	Cu	1	Cu	1	Cu	1	Cu	1	CU	1																
d) Drain lines	—	—	CI	1	CI	1	—	—	CI	1	CI	1	CI	1	CI	1	CI	1																
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	X	—	—	—	—	—	PL	1	PL	1	PL	1	PL	1	PL	1																
b) Ceiling	—	—	X	—	—	—	—	—	PL	1	PL	1	PL	1	PL	1	PL	1																
c) Floor	—	—	X	—	—	—	—	—	Conc	1	TZ	1	TZ	1	TZ	1	TZ	1																
d) Partitions	—	—	X	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—																
e) Ventilated, Currently Y ✓ N P	—	—	X	—	—	—	—	—	—	1	—	1	—	1	—	1	—	1																
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P	—	—	—	2	—	2	—	—	—	2	—	2	—	2	—	2	—	2																
b) Fixtures, modern Y ✓ N P	—	—	✓	1	—	2	—	—	—	2	—	2	—	2	—	2	—	2																

59/1

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	4
b) Other	—	—
c) Trim, loose, missing or det	WD	1
d) Walls out of plumb ; Line ; Loca.	/S	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills & Joists, broken, or det.	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. EXTERIOR EGRESS	—	—
a) Exits (ST, AL, CT, O)	Conc	1
b) Addition of Egress (1, 2, 3, 4, M, X, S) No.		—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓P	—	—
b) Walls cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det.	Conc	1
e) Stairs worn, broken, sagging	STL/STO	1
f) Railings loose, broken, missing	—	1
g) Lighting fixtures present, Operable Y ✓N	—	—
h) Panic Bars Y N ✓	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓P	—	—
b) Walls, Cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det.	Conc	1
e) Stairs worn, broken, sagging	STL/STO	1
f) Railings loose, broken, missing	/S	1
g) Lighting fixtures present, operable Y ✓N	—	—
h) Panic Bars Y N ✓	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	Conc	1
b) Cols, piers, loose, missing, det.	—	1
c) Ceiling loose, missing, det	PL	2
d) Framing split, deteriorated	—	1
e) Impervious floor, broken, det., missing	Conc	1
f) Doors, bulkheads, deteriorated	—	1
g) Wind. & skylts deteriorated	X	—
h) Wind. & skylts. opaque and/or obst.	X	—
i) Stairs deteriorated	—	—
j) Stairs obstructed Y N ✓P	—	—
k) Lighting fix. present, operable Y ✓N S	—	—
l) Cellar properly ventilated Y ✓N S	—	—
m) Free of dampness, water Y ✓N S	—	—
n) Plumbing, leaks & corrosion Y N ✓S	—	—
o) Sump pump & pit Y N S	—	—
p) Enclosed boiler room X Y ✓N S	—	X
q) Boiler room ventilated X Y ✓N S	—	X
r) Boiler room door metal clad X Y ✓N S	—	X
s) Boiler room door self closing Y N ✓S	—	X
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators,	—	—
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	X	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC ✓	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y ✓N P	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brina	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. Y ✓N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd.	—	—
b) Freight No. 0 Capacity	—	—
c) Passenger No 1 Capacity ? NO INSP. CERT.	—	—
d) Sidewalk No 0 Capacity	—	—
e) Drive AC DC ✓ in Penthouse ✓ BST	—	—
f) Manually operated No. ✓	—	—
g) Semi automatic No.	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. ✓ Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech. Elec ✓	—	1
c) Portable Extinguishers B & 1 ST FI Y ✓N	—	1
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No. 2 ; to grade, No. 1 ;	—	1
lateral, No. 1	—	—
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	3
b) Stairs worn, broken, sagging	STL	1
c) Walls cracked, broken, or det	PL	2
d) Wind. & skylts deteriorated one window broken	—	2
e) Wind. & skylts opaque and/or obst.	—	1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det	TSG	1
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb (CAPPED - SM)	B	2
d) Guttters, dwnspts, loose, missing, det	—	1
e) Cornices, facia, loose, missing, det. FLASHING	—	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S 2B 3B
BUILDING NO.	59/1
ADDRESS	308 Boylston Street
OWNER/AGENT	Stanley Gruber and David Weinstein thru Niles Realty
ALSO KNOWN AS	Martini-Carl Men's Clothing Store

The brick veneer along Providence Street at the 4th and 5th story level has separated away from the structural wall. The fire escapes located on this facade are fastened to or thru the brick veneer.

A vertical crack starts at the roof line and extends down to the 4th floor level. It is located on the east wall approximately 30 feet from the Providence Street (Southeast) corner.

The penthouse for the elevator has evidence of water leakage from the roof. The other, for the stairs, has a rusted-thru sheet metal door.

Along the Arlington Street side of the building the flashing on the parapet has deteriorated at some locations.

The wooden windows have undergone some rotting.

DEFICIENT

Building Classified by Thomas J. Conroy 4/13/73
Chas. T. Main, Inc. Date

Countersigned by David E. [illegible] 4/13/73
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/13/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 3 2B 3B
BUILDING NO 5911 NUMBER OF FLOORS
ADDRESS 308 Boylston Street
OWNER/AGENT Gruber & Weinstein
ALSO KNOWN AS Martin Carl Store

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ....%	—	—	—
a) Cracks in base material	12	7	1.7
b) Base matl. loose, miss., broken	13	7	1.9
c) Evidence of leaks	13	7	1.9
3. FLOORS (WD, Conc) .....%.	—	—	—
b) Floor sagging or pitched	7	7	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			4
b) Other			1
d) Walls out of plumb ; Line ; Loca.			—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			1
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1
b) Roof sags or out of line			1

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{173}{124} = 1.4$ Minor Defects = 0

Major Defects = 1

30. COMMENT

Ref. Item	
	CORNICE HAS LOOSE BRICK AT HIGH PARAPET
16b	2 BOILERS, ONLY ONE WORKING
7a	OPEN JUNCTION BOX REQ WIRE OUTLET NOT GROUNDED
15a	BASEMENT FLOODED AT ONE TIME
	10% VACANT

Building Surveyed by [signature] Robert A. Smith 4/17/73 Date

Countersigned by [signature] 4/17/73 Date

Boston Redevelopment Authority [signature] Project Engineer 4/17/73 Date

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK & LAR NO. 52838
BUILDING NO. 42/13
ADDRESS 250 BOYLSTON ST
OWNER AGENT E.M. BRADLEY
ALSO KNOWN AS GARDEN BLDG.

WARD NO. DATE 3/9/73 A.M. P.M.

No. Floors 7
No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement
Crawl Space ✓

BUILDING TYPE 1 OCCUPANCY GROUP: F YEAR BUILT:

MATERIAL/CONDITION

Item	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material 100	CP	2	PL	3	PL	2	—	—	PL	1	PL	1	PL	1	PL	1	PL	1	PL	1														
b) Paint small loose, miss., broken	—	2	—	2	M	1	—	—	M	1	M	1	M	1	M	1	M	1	M	1														
c) Evidence of leaks	—	2	—	2	—	1	—	—	—	1	—	1	—	1	—	1	—	1	—	1														
2. INSIDE CEILINGS (W, PL, SM, C, HAc) PL % Hac 10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	PL	2	PL	2	PL	1	—	—	PL	1	PL	1	PL	1	PL	1	PL	1	PL	1														
b) Paint small loose, miss., broken	—	2	—	2		1		—	WD	1	WD	1	WD	1	WD	1	WD	1	WD	1														
c) Evidence of leaks	—	2	—	2	—	1	—	—	—	1	—	1	—	1	—	1	—	1	—	1														
3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Floors worn, loose, or missing	Conc	2	Conc	2	Conc	1	—	—	Conc	1	Conc	1	Conc	1	Conc	1	Conc	1	Conc	1														
b) Floors patched	—	2	—	2	—	1	—	—	—	1	—	1	—	1	—	1	—	1	—	1														
4. WINDOWS (AL, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	—	—	—	STL	1	—	—	STL	1	STL	1	STL	2	STL	2	STL	2	STL	2														
b) Wood & Sash opaque and or obst	—	—	—	—	—	1	—	—	—	1	—	—	—	—	—	—	—	—	STL	2														
5. UTILITIES (PLUMBING) (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P	—	2	—	2	—	2	—	—	—	1	—	2	—	2	—	2	—	2	—	2														
b) Pipe, Vent'd, Currently Y ✓ N P	—	2	—	2	—	2	—	—	—	1	—	1	—	1	—	1	—	1	—	1														
c) Supply line	Cu	1	Cu	1	Cu	1	—	—	Cu	1	Cu	1	Cu	1	Cu	1	Cu	1	Cu	1														
d) Drain line	CI	1	CI	1	CI	1	—	—	CI	1	CI	1	CI	1	CI	1	CI	1	CI	1														
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	—	—	—	—	—	—	T/PL	1	T/PL	1	T/PL	1	T/PL	1	T/PL	1	T/PL	1														
b) Ceiling	—	—	—	—	—	—	—	—	PL	2	PL	2	PL	1	HAc	1	HAc	1	HAc	1														
c) Floor	—	—	—	—	—	—	—	—	CONC	1	—	1	T	1	T	1	T	1	T	1														
d) Partitions	—	—	—	—	—	—	—	—	—	1	—	1	—	1	—	1	—	1	—	1														
e) Ventilated, Currently Y N P	—	—	—	—		—			—	1	—	1	—	1	—	1	—	1	—	1														
7. UTILITIES (ELECTRICAL) (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P	—	1	—	1	—	1	—	—	—	1	—	1	—	1	—	1	—	2	—	2														
b) Fixtures, modern Y N ✓ P	—	1	—	1	—	1	—	—	—	1	—	1	—	1	—	1	—	2	—	2														

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.		2
b) Other		1
c) Trim, loose, missing or det.		1
d) Walls out of plumb ; Line ; Loca.		1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sills cracked, broken, or det.		1
b) Found. det., sinking, out of line		1
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S) X		
11. PRIMARY EGRESS		
a) Is to (ST) AL, CT, O)		
b) Additional Egress (1, 2, 3, 4, M, X, S) No. X		
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S) X		
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N✓ P		
b) Walls cracked, broken, or det.		1
c) Ceilings cracked, broken, or det.		1
d) Floors worn, sagging, or det.		1
e) Stairs worn, broken, sagging		1
f) Railings loose, broken, missing		1
g) Lighting fixtures present, Operable Y ✓N		
h) Panic Bars Y N✓		
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N✓P		
b) Walls, Cracked, broken, or det.		1
c) Ceilings cracked, broken, or det.		1
d) Floors worn, sagging, or det.		1
e) Stairs worn, broken, sagging		1
f) Railings loose, broken, missing		1
g) Lighting fixtures present, operable Y ✓N		
h) Panic Bars Y N✓		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated		1
b) Cols, piers, loose, missing, det.		1
c) Ceiling loose, missing, det.		1
d) Framing split, deteriorated		1
e) Impervious floor, broken, det., missing		1
f) Doors, bulkheads, deteriorated		2
g) Wind. & skylts. deteriorated		1
h) Wind. & skylts. opaque and/or obst.		
i) Stairs deteriorated		1
j) Stairs obstructed Y N P✓		
k) Lighting fix. present, operable Y✓N S		
l) Cellar properly ventilated Y✓N S		
m) Free of dampness, water Y✓N S		
n) Plumbing, leaks & corrosion Y✓N S		
o) Sump pump & pit Y✓N S		
p) Enclosed boiler room Y✓N S		
q) Boiler room ventilated Y N✓S		
r) Boiler room door metal clad Y✓N S		
s) Boiler room door self closing Y N✓S		
No.		

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		2
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC ✓ DC ✓		
b) Volts 120-208-480		
c) Switchgear, modern Y N P		
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y✓N		
b) Walls cracked, broken, or det.		1
c) Ceilings cracked, broken, or det.		1
d) Floors worn, sagging, or det.		1
e) Stairs worn, broken, sagging		1
f) Railings loose, broken, missing		1
g) Lighting fixtures present, operable Y✓N		
h) Panic bars Y N✓		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No Y N✓		
b) On Street Loading No. 1 Y✓N		
c) R. R. Siding No. Y N✓		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det		
b) Str. members det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable ✓ Hyd.		
b) Freight No 1 Capacity		2
c) Passenger No 2 Capacity		
d) Sidewalk No 1 Capacity 500 lbs		2
e) Drive AC DC✓ in Penthouse BST ✓		
f) Manually operated No 2		
g) Semi-automatic No		
h) Automatic No		
i) Elevator(s) enclosed No		
j) Empty elevator shaft No.		
k) Power Source, Purch. ✓ Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers NO dry wet		
b) Fire Detectors, Mech. Elec.		
c) Portable Extinguishers Y✓N		1
d) Standpipes		
e) Fire Towers		
f) Fire Escapes, No 0 ; to grade, No ; lateral, No		
g) Emergency Lights		
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y✓N		1
b) Stairs worn, broken, sagging		1
c) Walls cracked, broken, or det		1
d) Wind. & skylts deteriorated		1
e) Wind. & skylts opaque and/or obst.		1
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det	T&G	1
b) Roof sags or out of line		1
c) Chimney(s) det. or out of plumb		1
d) Guttters, dwnspts, loose, missing, det.		1
e) Cornices, facia, loose, missing, det		2
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N✓		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S 2B 3B

BUILDING NO. 47/13

ADDRESS 250 Boylston Street

OWNER/AGENT R. M. Bradley & Co.

ALSO KNOWN AS Garden Building

There are some loose bricks in the cornice at the highest parapet of the west wall.

STANDARD

Building Classified by Francis J. Conroy — Chas. T. Main, Inc. — 4/17/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — [illegible] Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/17/72 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. S 28 3B
BUILDING NO 47/13 NUMBER OF FLOORS 7 + BSM
ADDRESS 250 Boylston Street
OWNER/AGENT
ALSO KNOWN AS Garden Building

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ....%	—	—	—
a) Cracks in base material	13	9	1.5
b) Base matl. loose, miss., broken	11	9	1.2
c) Evidence of leaks	11	9	1.2
3. FLOORS (WD, Conc) .....%.	—	—	—
b) Floor sagging or pitched	11	9	1.2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			1
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			1
b) Found. det., sinking, out of line			1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			1
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1
b) Roof sags or out of line			1

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{198}{162} = 1.22$ Minor Defects = [redacted]

Major Defects = 0

48/11, 48/12

30. COMMENT

Ref. Item	
1	Loose Bricks, Not Plumb. 3RD Fl. Hole in wall
2	Plaster Loose and Falling
5	Toilet in Basement (5TH Bopl. St) Not operating 4TH Fl. Toilet Doesn't work
4a	Window casements rotted in places
14	Stairs are wood not enclosed, 3RD Fl. Corridor has a rotted spot in floor
	There is an open shaft betw. 2nd & 1st floor areas 1' x 2'
28	Roof Cornice Rusted Metal
6	Toilet on 4th Prov. St.: old style
7	3rd Fl Reg. Junction Boxes 3 open
	This building number 48/11 & 48/12 covers two buildings one fronting on Boylston St. & one on Providence St. joined by covered structure 2 stories high.

Building Surveyed by Robert O Smith Warren E Hall 3/9/73 Date

Countersigned by David C Mead 4/12/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/17/73 Date

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR NO. 52B3B
BUILDING NO. 48/11 AND 48/12
ADDRESS 252 BOYLSTON ST
OWNER AGENT GROSSMAN
ALSO KNOWN AS JACK'S DRUM SHOP

WARD NO. DATE 3/9/73 (A.M.) P.M.

No. Floors 5 + BASEMENT
No. D.U.'s 2

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass, Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel
AR — Asphalt Roll Paper

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. - det. 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No From TOWN HOUSES

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 X
Subbasement X
Crawl Space X

BUILDING TYPE ___ OCCUPANCY GROUP: F ___ YEAR BUILT: ___

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
* 1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	B	2	PL	2	—	—	WD	3	PL	2	PL	2	WD	1																		
b) Loose matl, loose, miss., broken	—	—	—	2	—	2	—	—	—	2	—	2	—	—	—	1																		
c) Evidence of leaks	—	—	—	2	—	2	—	—	—	2	—	2	PL	2	—	1																		
* 2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	PL	3	PL	1	—	—	HAc	1	PL	2	PL	4	HAc	1																		
b) Loose matl, loose, miss., broken	—	—	—	2	PL	1	—	—	—	—	—	2	—	1	—	1																		
c) Evidence of leaks -YES	—	—	—	2	PL	4	—	—	PL	2	—	2	PL	4	—	1																		
3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	—	—	CU	1	WD	2	—	—	WD	3	WD	2	WD	1	WD	1																		
b) Floor sagging or pitched	—	—	—	4	WD	4	—	—	WD	3	—	2	WD	3	—	1																		
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
* a) Unpeelable or deteriorated	—	—	X	—	AR WD	1	—	—	WD	3	WD	3	WD	2	WD	3																		
b) Wind. & Sky. opaque and or obst.	—	—	X	—	—	—	—	—	—	1	—	3	WD	2	—	2																		
* 5. UTILITIES (PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P	—	—	—	2	—	2	—	—	✓	—	—	3	—	—	—	1																		
b) Fix., Vented Currently Y ✓ N P	—	—	—	2	—	2	—	—	✓	—	—	—	—	—	—	—																		
c) Supply lines	—	—	CU	1	CU	1	CU	1	CU	1	GLV	2	—	—	CU	1																		
d) Drain lines	—	—	—	—	—	—	—	—	CI	1	CI	2	—	—	CI	1																		
* 6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	—	—	PL	2	—	—	—	—	WD	1	PL/B	2	—	—																		
b) Ceiling	—	—	WD	3	PL	2	—	—	—	—	HAc	3	FB	2	PL	1																		
c) Floor	—	—	WD	3	PL	2	—	—	—	—	WD	1	WD	2	PL	1																		
d) Partitions	—	—	WD	3	WD	2	—	—	—	—	—	—	—	—	—	1																		
e) Ventilated, Currently Y ✓ N P	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	1																		
* 7. UTILITIES (ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P	—	—	—	1	—	1	—	—	—	1	—	1	—	1	—	1																		
b) Fixtures, modern Y N ✓ P	—	—	—	2	—	2	—	—	—	3	—	1	—	2	—	1																		

48/11 and 48/12

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	BR	2
b) Other	—	—
c) Trim, loose, missing or det.	—	—
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills cracked, broken, or det.	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. COLUMN COVERS	—	—
a) Exto (ST, AL, CT, O)	WD	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	WD	3
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N✓P	—	—
b) Walls cracked, broken, or det.	—	3
c) Ceilings cracked, broken, or det.	PL	3
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	3
f) Railings loose, broken, missing	—	1
g) Lighting fixtures present, Operable Y✓N	—	—
h) Panic Bars Y N✓	—	—
★ 14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N✓P	—	—
b) Walls, Cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	3
e) Stairs worn, broken, sagging	WD	3
f) Railings loose, broken, missing		X
g) Lighting fixtures present, operable Y✓N	—	—
h) Panic Bars Y N✓	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	1
b) Cols, piers, loose, missing, det.	B	1
c) Ceiling loose, missing, det.	PL	4
d) Framing split, deteriorated	—	4
e) Impervious floor, broken, det., missing	Conc	3
f) Doors, bulkheads, deteriorated	SM	4
g) Wind. & skylts deteriorated	—	X
h) Wind. & skylts opaque and/or obst.	—	X
i) Stairs deteriorated	WD	3
j) Stairs obstructed Y N✓P	—	—
k) Lighting fix present, operable Y✓N S	—	—
l) Cellar properly ventilated Y N✓S	—	4
m) Free of dampness, water Y✓N S	—	—
n) Plumbing, leaks & corrosion Y N✓S	—	3
o) Sump pump & pit Y✓N S	—	3
p) Enclosed boiler room Y✓N S	B	2
q) Boiler room ventilated Y✓N S	—	4
r) Boiler room door metal clad Y✓N S	—	2
s) Boiler room door self closing Y N✓S	—	—
No. 1	—	2

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	CI	3
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	X	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, Gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity 20 gph + 100°F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y✓N P	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	PL	3
c) Ceilings cracked, broken, or det.	PL	3
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	1
g) Lighting fixtures present, operable Y✓N	—	—
h) Panic bars Y N✓	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N✓	—	—
b) On Street Loading No. 2 Y✓N	—	—
c) R. R. Siding No. Y N✓	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd.	—	—
b) Freight No Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech. Elec.	—	—
c) Portable Extinguishers Y N	—	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. 1 ; to grade, No. 1 ;	STL	2
lateral, No.	—	—
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N✓	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst.	—	—
★28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det. TSU/	SL/AP	1
b) Roof sags or out of line	—	3
c) Chimney(s) det. or out of plumb	B	4
d) Guttters, dwnspts, loose, missing, det.	—	1
e) Cornices, facia, loose, missing, det.	STL	3
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N✓	—	—
b) Roof	—	—
c) Garaged No. Y N✓	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S2B3B

BUILDING NO. 48/11 and 48/12

ADDRESS 252 Boylston Street

OWNER/AGENT Grossman

ALSO KNOWN AS Jack's Drum Shop

Plaster is loose and has fallen away from the fourth floor and basement ceilings.

The second floor interior wall has loose and missing bricks and is out of plumb.

The toilets in the basement and on the fourth floor are inoperable.

Window casements are rotted in places.

SUBSTANDARD

Building Classified by Francis J. Conroy — Chas. T. Main, Inc. — 4/17/73 Date

Countersigned by David C. Ottosen — Authorized Officer, Chas. T. Main, Inc. — 4/17/73 Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/17/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. S 2B 3B
BUILDING NO 48/11 and 48/12 **NUMBER OF FLOORS** 5+B5
ADDRESS 252 Boylston Street
OWNER/AGENT Grossman
ALSO KNOWN AS Jack's Drum Shop

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ..... %	—	—	—
a) Cracks in base material	12	6	2.0
b) Base matl. loose, miss., broken	9	5	1.8
c) Evidence of leaks	11	6	1.7
3. FLOORS (WD, Conc) ..... %	—	—	—
b) Floor sagging or pitched	17	6	2.7
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	1	2
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	1	1	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found, det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	3	1	3
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	1	1	1
b) Cols, piers, loose, missing, det.	1	1	1
d) Framing split, deteriorated	4	1	4
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	1	1	1
b) Roof sags or out of line	3	1	3

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{219}{105} = 2.09$

Minor Defects = 0

Major Defects = 4

FORM 00 1 64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & LAR. NO. S2B3B
BUILDING NO 49/10
ADDRESS 256 BOYLSTON ST.
OWNER AGENT LEE FIELD
ALSO KNOWN AS BACHELORS III

WARD NO. DATE 3/9/73 A.M. P.M.

No. Floors
No. D.U.'s

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel
CCP — Carpet

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13
Subbasement
Crawl Space ✓

BUILDING TYPE IV OCCUPANCY GROUP: G YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material 50 WD 50 PL	—	—	0%	2	WD/PL	1	WD	2	WD	1	WD	1	PL	1																				
b) Loose, nail loose, miss., broken	—	—	—	1	—	1	—	2	—	1	—	1	—	1																				
c) Evidence of leaks	—	—	—	1	—	1	—	1	—	1	—	1	—	1																				
2 INSIDE CEILINGS (OJ, PL, SM, C, HAc) % 70 HAc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	PL	2	HAc	1	HAc	2	HAc	1	HAc	1	PL	1																				
b) Loose, nail loose, miss., broken	—	—	—	2	—	1	—	2	—	1	+	1	—	1																				
c) Evidence of leaks	—	—	—	2	—	1	—	1	—	1	+	1	—	1																				
3 FLOORS (WD, Conc) % 80 CAP WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	—	—	Conc	2	Conc	1	WD	2	T&G	1	T&G	1	CAP	1																				
b) Floors sagging or pitched	—	—	—	2	—	2	—	2	—	2	—	2	—	2																				
4 WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	—	—	—	AL	1	WD	2	WD/AL	1	WD/AL	1	WD/AL	1																				
b) Wind. & Sashes opaque and/or obst.		—	—	—	—	1	—	2	—	1	—	1	—	1																				
5 UTILITIES & PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P	—	—	—	2	—	2	C	2	C	2	C	2	C	1																				
b) Fix., Vented, Currently Y ✓ N P	—	—	—	1	—	2	—	2	—	1	—	2	—	2																				
c) Supply lines	—	—	Cu	1	Cu	1	Cu	1	Cu	1	Cu	1	Cu	2																				
d) Drain line	—	—	CI	2	CI	2	CI	2	CI	2	CI	2	CI	1																				
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	—	—	WD	1	PL	2	PL	2	PL	2	PL	1																				
b) Ceiling	—	—	—	—	HAc	1	WD	2	PL	2	PL	2	PL	2																				
c) Floor	—	—	—	—	T	1	WD	2	T	2	T	2	T	2																				
d) Partitions	—	—	—	—	—	1	WD	2	PL	2	SM	1	PL	1																				
e) Ventilated, Currently Y ✓ N P	—	—	—	—	—	1	—	2	—	1	—	2	—	1																				
* 7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y ✓ N P	—	—	—	2	—	1	—	2	—	1	—	2	—	1																				
b) Fixtures, modern Y ✓ N P	—	—	—	2	—	1	—	2	—	1	—	2	—	1																				

49/10

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other		
c) Trim, loose, missing or det.		
d) Walls out of plumb ; Line ; Loca.		
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Surface loose, broken, or det.		
b) Foundat. det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		1
11. PRIMARY EGRESS		
a) Exit (S, AL, CT, O)	STL	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1		2
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N ✓ P		
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		1
f) Railings loose, broken, missing		1
g) Lighting fixtures present, Operable Y ✓ N		
h) Panic Bars Y ✓ N		2
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	B/S	2
b) Cols, piers, loose, missing, det.		X
c) Ceiling loose, missing, det.	PL	2
d) Framing split, deteriorated		
e) Impervious floor, broken, det., miesing	Co	2
f) Doors, bulkheads, deteriorated		
g) Wind. & skylts. deteriorated		X
h) Wind. & skylts. opaque and/or obst.		X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N ✓ P		
k) Lighting fix. present, operable Y ✓ N S		
l) Cellar properly ventilated Y ✓ N S		1
m) Free of dampness, water Y N ✓ S		
n) Plumbing, leaks & corrosion Y N ✓ S		1
o) Sump pump & pit Y N S		5
p) Enclosed boiler room Y N ✓ S		X
q) Boiler room ventilated Y N ✓ S		X
r) Boiler room door metal clad Y N ✓ S		X
s) Boiler room door self closing Y N ✓ S		X
No. 0		X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC ✓ DC ✓		
b) Volts 120-208-480		
c) Switchgear, modern Y N P		
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes ✓ No % Bldg.		
Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX Brine, Purch. Brine		
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N ✓		
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	Conc	2
e) Stairs worn, broken, sagging		1
f) Railings loose, broken, missing		1
g) Lighting fixtures present, operable Y ✓ N		
h) Panic bars Y ✓ N		2

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. Y N ✓		
b) On Street Loading No. 1 Y ✓ N		
c) R. R. Siding No. Y N ✓		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Floating loose, missing, or det		
b) Str. members det., out of plumb, or line		
c) Found, piers, det, or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable ✓ Hyd.		
b) Freight No. Capacity		
c) Passenger No 1 Capacity 1200#		2
d) Sidewalk No. Capacity		
e) Drive AC DC ✓ in Penthouse ✓ BST		5
f) Manually operated No. ✓		
g) Semi-automatic No		
h) Automatic No ✓		
i) Elevator(s) enclosed No.		
j) Empty elevator shaft No		
k) Power Source, Purch. ✓ Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet ✓		1
b) Fire Detectors, Mech. ✓ Elec.		1
c) Portable Extinguishers Y ✓ N		1
d) Standpipes		✓
e) Fire Towers		X
f) Fire Escapes, No. 1 , to grade, No. ;	STL	2
lateral, No.		
g) Emergency Lights		
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N ✓		2
b) Stairs worn, broken, sagging	STL	2
c) Walls cracked, broken, or det	PL	2
d) Wind. & skylts deteriorated		X
e) Wind. & skylts opaque and/or obst.		X
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det.	T&G	2
b) Roof sags or out of line		2
c) Chimney(s) det. or out of plumb		X
d) Guttters, dwnspts, loose, missing, det	STL	2
e) Cornices, fascia, loose, missing, det.	B	2
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

30. COMMENT

Ref. Item	
	KITCHEN IN BASEMENT WITH LARGE REFRIG. BASEMENT GOES TO WITHIN FORTY FEET OF THE BOYLSTON STREET SIDE. THE FORTY FEET IS CRAWL SPACE
7	MOST OUTLETS GROUNDED
	NO BOILERS - NO VACANT AREAS
28	TOP OF PARAPET STEEL OR BRICK - PRETTY WELL RUSTED OUT. ROOF DRAINAGE A LITTLE UNEVEN
15	BASEMENT FLOOR SLOPES AT SEVERAL POINTS
4	1ST FLOOR COLORED GLASS WINDOW WITH LEAD SASH
26 f	Fire escape leads only from roof at Providence St. onto neighbor's fire escape to street.
	Remarks: Basement is considered hazardous due to the fact that on Boylston St. side there is no emergency exit and, use of kitchen necessitates one.

Building Surveyed by [signature] E. Inmen 3/9/73 Date

Countersigned by [signature] 4/17/73 Date

Boston Redevelopment Authority [signature] Project Engineer 4/17/73 Date

Sketch

BLOCK S2B3A

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S 2 B 3 A

BUILDING NO. 46/1

ADDRESS 236 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Mousetrap Cabaret

Electrical wiring is exposed in the basement.

Basement ceiling plaster has fallen away in many places.

Some plumbing lines leak in the basement.

STANDARD
Building Classified by Francis Conroy 4/11/73
Chas. T. Main, Inc. Date

Countersigned by David E. Ewell 4/13/73
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/13/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. S2B3A
BUILDING NO 46/1 NUMBER OF FLOORS
ADDRESS 236 BOYLSTON ST
OWNER/AGENT
ALSO KNOWN AS MOUSETRAP CABARET

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	4	3	1.3
b) Base matl. loose, miss., broken	4	3	1.3
c) Evidence of leaks	4	3	1.3
3. FLOORS (WD, Conc) .....%...	—	—	—
b) Floor sagging or pitched	2	2	1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	1	1	1
b) Other			
d) Walls out of plumb ; Line ; Loca.	1	1	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	1	1	1
b) Found, det., sinking, out of line	1	1	1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	2	1	2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	1	1	1
b) Cols, piers, loose, missing, det.	1	1	1
d) Framing split, deteriorated	2	1	2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	1	1	1
b) Roof sags or out of line	1	1	1

MAJOR DEFECTS - →

MINOR DEFECTS = $\frac{\text{SCORE}}{\text{COUNT}} = \frac{91}{60} = 1.52$ →

30. COMMENT

46/1

Ref. Item	
28d	Gutters were partly clogged causing large puddles to form & remain on the roof
7	BASEMENT EXPOSED WIRING ALL KINDS - OPEN JUNCTION BOXES (Req. WIRING)
2	BASEMENT CEILING LOOSE AND FALLING PLASTER - WATER ON FLOOR
	2 BOILERS OUT IN USE
	1/ VACANT AREA.
25j	ELEVATOR NOT IN USE
26g	THE FIRST FLOOR AREA WAS BEING DONE OVER AT THE TIME THAT WE DID THIS SURVEY
	One emergency floodlight only was found in a building that should be equipped with several.

Building Surveyed by Robert C Smith / Donald C Hall 3/8/73 Date

Countersigned by Donald C Hall 7/23/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/13/73 Date

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 82B3A
BUILDING NO 46/1
ADDRESS 236 BOYLSTON ST
OWNER AGENT MR KEPLAIS
ALSO KNOWN AS CHILD'S RESTAURANT — MOUSETRAP CABARET

WARD NO. DATE 3/8/73 A.M. P.M.

No. Floors 1 + B + SMALL MEZZANINE
No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. - det. 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A . S ✓ D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: II

OCCUPANCY GROUP: B

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	[illegible]	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	PL	2	PL	1	PL	1																										
b) Basement loose, miss., broken	—	—	—	2	—	1	—	1																										
c) Evidence of leaks	—	—	—	2	—	1	—	1																										
★2. INSIDE CEILINGS (Cl, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	PL	4	HAc	1	PL	1																										
b) Basement loose, miss., broken	—	—	PL	2	—	1	—	1																										
c) Evidence of leaks	—	—	—	3	—	1	—	1																										
3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	—	—	Conc	1	[illegible]	5	T	1																										
b) Floor sagging or pitched	—	—	Conc	1	—	5	—	1																										
4. WINDOWS (WD, STL, AL) %	—	—				—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	—	—	—	~~[illegible]~~ STL	1	—	—																										
b) Wind. & Skylts opaque and or obst	—	—	—	—	STL	1	—	—																										
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P	—	—	—	1	—	1	—	—																										
b) Lav., Vented, Currently Y ✓ N P	—	—	—	—	—	1	—	—																										
c) Supply lines	—	—	—	—	Cu	1	—	—																										
d) Drain line	—	—	—	—	BR	1	—	—																										
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	—	—	PL	1	S	—																										
b) Ceiling	—	—	—	—	PL	1	S	—																										
c) Floor	—	—	—	—	T	1	S	—																										
d) Partitions	—	—	—	—	STL	1	S	—																										
e) Ventilated, Currently Y N P	—	—	—	—	—	1	S	—																										
★7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring exposed Y ✓ N P			—	2	—	1	—	1																										
b) Fixtures, modern Y N ✓ P			—	2	—	1	—	1																										

46/1

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	Stp	1
b) Other		
c) Trim, loose, missing or det.	—	1
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sarafe Lose, Broken, or det.	—	1
b) Found. det., sinking, out of line	—	1
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	SM	1
11. FOUNDATIONS	—	—
a) Exo (ST) AL, CT, O)	—	1
b) Admitted Eg ss (1, 2, 3, 4, M, X, S) No. 2	—	1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	—	1
c) Ceilings cracked, broken, or det.	—	1
d) Floors worn, sagging, or det.	—	1
e) Stairs worn, broken, sagging	—	2
f) Railings loose, broken, missing	—	X
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	3
c) Ceilings cracked, broken, or det.	—	2
d) Floors worn, sagging, or det	—	2
e) Stairs worn, broken, sagging	—	2
f) Railings loose, broken, missing	—	X
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	Conc	1
b) Cols, piers, loose, missing, det.	—	1
c) Ceiling loose, missing, det.	—	1
d) Framing : plit, deteriorated	—	2
e) Impervious floor, broken, det., missing	Conc	1
f) Doors, bulkheads, deteriorated	—	2
g) Wind. & skylts. deteriorated	—	X
h) Wind. & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	—	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S Pv	—	—
l) Cellar properly ventilated Y N S	—	4
m) Free of dampness, water Y N S Pv	—	—
n) Plumbing, leaks & corrosion Y N S	—	2
o) Sump pump & pit Y N S	—	1
p) Enclosed boiler room Y N S	B	2
q) Boiler room ventilated Y N S	—	4
r) Boiler room door metal clad Y N S	—	2
s) Boiler room door self closing Y N S	—	4
No. 1 OP 1 UNUSED	—	

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water otu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	X	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	1
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	1
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	1
c) Ceilings cracked, broken, or det.	—	X
d) Floors worn, sagging, or det.	—	1
e) Stairs worn, broken, sagging	—	X
f) Railings loose, broken, missing	—	X
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 3 Y N	—	—
c) R. R. Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. mmbrs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd	—	—
b) Freight No. Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No. 2	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	1
b) Fire Detectors, Mech. Elec.	—	—
c) Portable Extinguishers Y N	—	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. , to grade, No. ;	—	—
lateral, No.	—	—
g) Emergency Lights ONE SEEN	—	4
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	T&G	1
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	—	1
d) Guttters, dwnspts, loose, missing, det.	—	1
e) Cornices, facia, loose, missing, det.	Sto	1
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

46

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S2B3A

BUILDING NO. 45/2

ADDRESS 230 Boylston St. thru to 7 Providence St.

OWNER/AGENT

ALSO KNOWN AS Bradbury Building

Exterior examination only.

Access was denied.

NOT RATED BECAUSE ACCESS WAS DENIED

Building Classified by Francis J. Conroy 4/17/73

Chas. T. Main, Inc. Date

Countersigned by [illegible] [illegible]

Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/17/73

Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. S2. B 3 A
BUILDING NO 45 / 2 NUMBER OF FLOORS 7 + B
ADDRESS 250 BOYLSTON ST
OWNER/AGENT
ALSO KNOWN AS BRADBURY BG.

ACCESS DENIED IN MARCH 1973

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ....%	—	—	—
a) Cracks in base material			
b) Base matl. loose, miss., broken			
c) Evidence of leaks			
3. FLOORS (WD, Conc) ....%	—	—	—
b) Floor sagging or pitched			
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			
b) Other			
d) Walls out of plumb ; Line ; Loca.			
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			
b) Found. det., sinking, out of line			
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			
b) Cols, piers, loose, missing, det.			
d) Framing split, deteriorated			
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			
b) Roof sags or out of line			

Ref
Item

Access was denied. 3/73

Building Surveyed by Robert O Smith 4/13/73
Date

Countersigned by
Date

Boston Redevelopment Authority Warren J Vincent 4/17/73
Project Engineer Date

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE OF

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & LAT NO. S2B3A

BUILDING NO. 45/2

ADDRESS 230 BOYLSTON ST. THRU TO 7 PROVIDENCE ST

OWNER AGENT

ALSO KNOWN AS BRADBURY BUILDING

EXTERIOR

WARD NO. DATE 3/19/73 A.M. P.M.

ACCESS WAS DENIED

No. Floors 7 + BASEMENT

No. D.U.'s

MATERIAL CODE:

AL	Aluminum
ASB	Asbestos
B	Brick
BR	Brass - Bronze
C	Ceramic
CB	Concrete Block
CI	Cast Iron
CONC	Concrete
CU	Copper
GR	Granite
HAc	Hanging Acoustical
L	Lead
M	Marble
OJ	Open Joist
PL	Plaster
SL	Slate

MATERIAL CODE: (Cont.)

SM	Sheet Metal
STL	Steel
STO	Stone
STU	Stucco
T	Tile
WD	Wood
T & G	Tar & Gravel

CONDITION CODE:

1	No deficiencies or deterioration
2	Def. - det. less than 25%
3	Def. - det. 26% to 50%
4	Def. - det. Over 50%
M	Makeshift — Inadequate
X	None or not applicable
S	Not seen, inaccessible

LOCATION CODE:

AL	Alley
CT	Court
ST	Street
O	Other
S-BST	Subbasement
BST	Basement
1-UP	Floor No.
MEZ	Mezzanine
PH	Penthouse
AT	Attic
Rt	Right
Lt	Left
F	Front
R	Rear
S	Side

BUILDING TYPE:

Type I	Fireproof
Type II	Semi-Fireproof
Type III	Heavy Timber & Masonry
Type IV	Light Wood & Masonry
Type V	Metal Frame
Type VI	Wooden Frame

MISC. SYMBOLS:

Y	Yes
N	No
P	Partial
*	See "Comments"

Type Structure: A S D

Structure Converted: Yes No From

OCCUPANCY GROUP:

Group A	Theatres
Group B	Halls
Group C	Schools
Group D	Hospitals & Detention Buildings
Group E	Commercial Bldgs. of Hazardous Occupancy
Group F	Office & Commercial Buildings
Group G	Commerc'l Bldgs. of Non hazardous Occupancy
Group H	Unlimited Habitation & Large Dwellings
Group I	Limited Habitation & Small Dwellings
Other	

CHECK HERE:
No floor number 13
Subbasement
Crawl Space

BUILDING TYPE: OCCUPANCY GROUP: YEAR BUILT:

MATERIAL/CONDITION

Item Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material																																		
b) Base matl loose, miss., broken																																		
c) Evidence of leaks																																		
2. INSIDE CEILINGS (OJ PL SM C HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material																																		
b) Base matl loose, miss., broken																																		
c) Evidence of leaks																																		
3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing																																		
b) Floor sagging or pitched																																		
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated					AL				WD	2	WD	2	WD	2	WD	2	WD	2	WD	2														
b) Wind. & Sk. lts opaque and or obst																																		
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P																																		
b) Fix., Vented Currently Y N P																																		
c) Supply lines																																		
d) Drain lines																																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls																																		
b) Ceiling																																		
c) Floor																																		
d) Partitions																																		
e) Ventilated, Currently Y N P																																		
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P																																		
b) Fixtures, modern Y N P																																		

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	STO/B	1
b) Other	/B	
c) Trim, loose, missing or det.		
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface Incr, broken, or det.		
b) Found, det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		1
11. PRIMARY EGRESS	—	—
a) Ped to (STREET, CT, O)		
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed BOYLSTON Y N ✓ P	—	—
b) Walls cracked, broken, or det.	MARBLE	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det.	STO	1
e) Stairs worn, broken, sagging		1
f) Railings loose, broken, missing	STL	1
g) Lighting fixtures present, Operable Y ✓ N	—	—
h) Panic Bars Y N ✓	—	
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated		
b) Cols, piers, loose, missing, det.		
c) Ceiling loose, missing, det.		
d) Framing split, deteriorated		
e) Impervious floor, broken, det., missing		
f) Doors, bulkheads, deteriorated		
g) Wind. & skylts. deteriorated		
h) Wind. & skylts. opaque and/or obst.		
i) Stairs deteriorated		
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	
o) Sump pump & pit Y N S	—	
p) Enclosed boiler room Y N S		
q) Boiler room ventilated Y N S	—	
r) Boiler room door metal clad Y N S	—	
s) Boiler room door self closing Y N S	—	
No.	—	

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	
Method	—	
a) Oil, gas, Coal, Purch. Steam	—	
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	
a) AC DC	—	—
b) Volts 120-208-480	—	
c) Switchgear, modern Y N P	—	
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling		
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed PROV. ST. Y N	—	
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N ✓	—	—
b) On Street Loading No. 6 Y N	—	—
c) R. R. Siding No. Y N ✓	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det		
b) Str. members det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det.		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cabs Hyd		
b) Freight No Capacity		
c) Passenger No Capacity		
d) Sidewalk No Capacity		
e) Drive AC DC in Penthouse BST		
f) Manually operated No		
g) Semi-automatic No		
h) Automatic No		
i) Elevator(s) enclosed No.		
j) Empty elevator shaft No.		
k) Power Source, Purch. Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		
b) Fire Detectors, Mech Elec.		
c) Portable Extinguishers Y N	—	
d) Standpipes		
e) Fire Towers		
f) Fire Escapes, No 0 ; to grade, No. ;		
lateral, No		
g) Emergency Lights		
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and/or obst.		
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det		
b) Roof sags or out of line	—	
c) Chimney(s) det. or out of plumb	—	
d) Guttters, dwnspts, loose, missing, det. FLASHING LOOSE	SM	2
e) Cornices, facia, loose, missing, det	STC	1
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	
b) Roof	—	
c) Garage No. Y N	—	
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	

MAIN

CHAS T MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S 2 B 3 A

BUILDING NO. 44/3

ADDRESS 60 Park Square

OWNER AGENT

ALSO KNOWN AS Avis Rent-a-Car

This property consists of an underground garage and a very small office building.

The underground garage walls and ceilings show evidence of leaks thru the structural masonry, which is in poor condition.

Electrical wiring is exposed in several open junction boxes. Electrical conduit is heavily rusted in several places.

The office building has a severe crack in the exterior concrete wall at the auto ramp on the west side.

The office building has a sagged wood floor and the ceiling shows some evidence of leaks from the roof.

SUBSTANDARD

Building Classified by Francis J. Tracy 7/4/73

Chas T Main Inc. Date

Countersigned by

Authorized Officer, Chas T Main Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/13/73

Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & LOT NO. S-2B-3A
BUILDING NO 44/3 NUMBER OF FLOORS 1 + B
ADDRESS 60 PARK SQUARE
OWNER/AGENT
ALSO KNOWN AS AVIS RENT-A-CAR

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ..... %	—	—	—
a) Cracks in base material	4	2	2
b) Base matl. loose, miss., broken	4	2	2
c) Evidence of leaks	5	2	2.5
3. FLOORS (WD, Conc) ..... %	—	—	—
b) Floor sagging or pitched	5	2	2.5
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	1	2
b) Other	2	1	2
d) Walls out of plumb ; Line ; Loca.	2	1	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	2	1	2
b) Found, det., sinking, out of line	2	1	2
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	1	2
b) Cols, piers, loose, missing, det.	2	1	2
d) Framing split, deteriorated	—	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	—	—	—
b) Roof sags or out of line	—	—	—

MAJOR DEFECTS 2

MINOR DEFECTS -0

$$\frac{\text{SCORE}}{\text{COUNT}} = \frac{58}{35} = 1.65$$

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ NAME & NO. PARK PLAZA
BRA BLK & PAR. NO. S2 B3A
BUILDING NO 44/3
ADDRESS 60 PARK SQUARE
OWNER AGENT
ALSO KNOWN AS AVIS RENT-A-CAR

WARD NO. DATE 3/14/73 A.M. (P.M.)

No. Floors 1 + 2 LEVEL GARAGE: 1 = BASEMENT
2 = ROOF OVER BASEMENT
No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slat

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A S ✓ D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 N/C
Subbasement N/C
Crawl Space N/C

BUILDING TYPE: IV OCCUPANCY GROUP: YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
*1 INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	Plas	3	WD	1																												
b) Base matl loose, miss., broken	—	—	—	3	—	1																												
c) Evidence of leaks	—	—	—	3	—	2																												
*2 INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	Plas	3	HAc	2																												
b) Base matl loose, miss., broken	—	—	—	3	—	2																												
c) Evidence of leaks	—	—	—	3	—	2																												
*3 FLOORS (WD, Conc) %	—	—			—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	—	—	Tile	2	WD	3																												
b) Floor sagging or pitched	—	—	—	2	—	3																												
4 WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or determinated	—	—	—	—	AL	1																												
b) Wind. & Sills opaque and or obst.	—	—	—	—	—	1																												
5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P	—	—	—	—	—	1																												
b) Fix., Vented, Currently Y N P	—	—	—	—	—	1																												
c) Supply lines	—	—	Cu	1	Cu	1																												
d) Drain lines	—	—	CI	1	CI	1																												
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	—	—	—	WD	1																												
b) Ceiling	—	—	—	—	HAc	1																												
c) Floor	—	—	—	—	T	1																												
d) Partitions	—	—	—	—	—	—																												
e) Ventilated, Currently Y N P	—	—	—	—	—	2																												
*7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P	—	—	—	3	—	1																												
b) Fixtures, modern Y N P	—	—	—	3	—	1																												

44/3

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
* a) Masonry & Joints — Loose, missing or det.	C.B	2
b) Other	—	2
* c) Trim, loose, missing or det.	—	2
d) Walls out of plumb ; Line ; Loca.	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sills loose, broken, or det.	Conc	2
b) Found. det., sinking, out of line		2
* **10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)**	—	—
11. PRIMARY EGRESS		
a) Is to (ST, AL, CT, O)		
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 2 FIRST, 2 BASEMT.		
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	WD	1
c) Ceilings cracked, broken, or det.	HAc	1
d) Floors worn, sagging, or det.	Wd	1
e) Stairs worn, broken, sagging	—	1
f) Railings loose, broken, missing	—	X
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
* **15. BASEMENT (1, 2, 3, 4, M, X, S) = GARAGE**	—	—
a) Foundation walls deteriorated	Conc	2
b) Cols, piers, loose, missing, det.	—	2
c) Ceiling loose, missing, det.	—	3
d) Framing split, deteriorated	—	—
e) Impervious floor, broken, det., missing	B.T. Conc	2
f) Doors, bulkheads, deteriorated	WD	2
g) Wind. & skylts. deteriorated	—	—
h) Wind. & skylts. opaque and/or obst.	—	—
i) Stairs deteriorated	—	—
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	—
o) Sump pump & pit Y N S	—	—
p) Enclosed boiler room Y N S	—	—
q) Boiler room ventilated Y N S	—	—
r) Boiler room door metal clad Y N S	—	—
s) Boiler room door self closing Y N S	—	—
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
* b) Type — Sidearm, Internal, Separate	—	2
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120-208-480		
c) Switchgear, modern Y N P	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. / Y N	—	—
b) On Street Loading No. / Y N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det	—	—
b) Stringers det., out of plumb, or line	—	—
c) Found. piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable Hyd	—	—
b) Freight No. Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No	—	—
k) Power Source, Purch Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech. Elec.	—	—
c) Portable Extinguishers Y N	—	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No ; to grade, No. ; lateral, No.	X	—
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det.	—	—
b) Roof sags or out of line	—	—
c) Chimney(s) det. or out of plumb	—	—
d) Gutters, dwnspts, loose, missing, det.	—	—
e) Cornices, facia, loose, missing, det.	—	—
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N	—	—
b) Roof	—	2
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	2

30. COMMENT

44/3

Ref. Item	
1	INSIDE BRICK WALLS CRACKED, LOOSE BRICKS AND GENERALLY IN POOR CONDITION.
2/15	CEILING LOOSE BRICK, SOME HOLES, STEEL BEAMS RUSTED IN SPOTS – CEILING GENERALLY POOR CONDITION
7	EXPOSED WIRING, OPEN JUNCTION BOXES, AND SOME WELL RUSTED CONDUIT. CAUSED FROM WASHING CARS IN BASEMENT
2	1ST FL. CEILING SOME EVIDENCE OF LEAKING.
3	1ST FL. OF OFFICE SAGGY, SPRINGY – FAIR CONDITION
8a	Concrete block wall is cracked open at ramp along West side
8 e	Front corner post sheathing (sheetmetal over wood framing) damaged near ramp.
17 b	Gas-fired water heater in basement-garage has no exhaust flue.
10	There is a very large sign above this building - steel framed electrically illuminated.

Building Surveyed by [signature] Robert O Smith 3/14/73 Date

Countersigned by [signature] 4/13/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/13/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S 2 B 3 A

BUILDING NO. 43/4

ADDRESS 58 Park Square

OWNER/AGENT

ALSO KNOWN AS Playboy Club

From an external inspection by Chas. T. Main, Inc. and a visit by a City Inspector it appears that little has changed since the previous inspection of 1972.

The exterior walls appear to be out of plumb.

The west wall has lost mortar in many areas.

NOT RATED BECAUSE ACCESS DENIED

Building Classified by Francis J. Conroy — Chas. T. Main Inc. — 4/11/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — [illegible] Date

Boston Redevelopment Authority Thomas J. Vincent — Project Engineer — 4/13/73 Date

BLOCK S2B4A – Not Authorized

BLOCK 396-407

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	396-407
BUILDING NO.	42/1
ADDRESS	201 Stuart Street
OWNER/AGENT	
ALSO KNOWN AS	Motor Mart Garage

There are cracks in the floor at various locations on every floor.

Existing Boilers are not in use.

The garage overhead fire doors on upper floors are generally inoperable. The door jambs are damaged.

Fire extinguishers are missing on all but the second floor.

The ladder needed to enter the elevator penthouse is missing.

The roof sags at some locations so that water collects away from drains.

The gasoline storage tank, located in the basement, is not vented to the outside. The gasoline pump leaks and there are no "No Smoking" signs nor fire extinguishers.

STANDARD

Building Classified by Francis A. Conroy — 4/13/73
Chas. T. Main, Inc. — Date

Countersigned by [illegible] — 4/13/73
Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/13/73
Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 396 407
BUILDING NO 4211 NUMBER OF FLOORS 8+2 BSM
ADDRESS 201 Stuart Street
OWNER/AGENT
ALSO KNOWN AS Motor Mart Garage

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ....%	—	—	—
a) Cracks in base material	9	9	1.0
b) Base matl. loose, miss., broken	9	9	1.0
c) Evidence of leaks	9	9	1.0
3. FLOORS (WD, Conc) ....%	—	—	—
b) Floor sagging or pitched	10	10	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1
b) Other			1
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found. det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			1
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

Minor Deterioration = Score / Count = 176 / 95 = 1.85 Minor Defects = 0

Major Defects = 0

FORM CUD-1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & LAR. NO. 396-407
BUILDING NO 42/1
ADDRESS 201 Stuart St.
OWNER AGENT
ALSO KNOWN AS MOTOR MART GARAGE

WARD NO. DATE 3-7-73 (A.M.) P.M.

No. Floors 8 + BSMT + S-BST
No. D.U.'s 0 (None)

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A S D ✓
Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 N
Subbasement Y
Crawl Space N

BUILDING TYPE I OCCUPANCY GROUP: Other - Parking Garage YEAR BUILT: 1926 (seen on boiler)

MATERIAL/CONDITION

Floor Location	S-BST		BST		1		MEZ		2		3		4		5		6		7		8		9		10		11		12		14		15	
	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 65 % T 25 % CB 10 % B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in brick material	X	*	T/CB	1	T/B	1	X	—	T	1	T	1	T	1	T	1	T	1	T	1	T	1												
b) Basement base, miss., broken	X		B	1	—	1			—	1	—	1	—	1	—	1	—	1	—	1	—	1												
c) Evidence of leaks	X		—	1	—	1			—	1	—	1	—	1	—	1	—	1	—	1	—	1												
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 10 % PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	X	X	X	X	PL	1			X	X	X	X	X	X	X	X	X	X	X	X	X	X												
b) Basement base, miss., broken					—	1																												
c) Evidence of leaks					—	1																												
3. FLOORS (WD, Conc) 100 % CONC	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
* a) Flooring worn, loose, or missing	—	2	—	2	—	2			—	2	—	2	—	2	—	2	—	2	—	2	—	2												
b) Floor [illegible] patched	—	1	—	1	—	1			—	1	—	1	—	1	—	1	—	1	—	1	—	1												
4. WINDOWS (AD, STL, AL) 90 % STL 10 % Al	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	X	X	X	X	AL	1			STL	3	STL	3	STL	3	STL	3	STL	3	STL	3	STL	3												
b) Wind. & Skylts. opaque and/or obst.					—	1			—	2	—	2	—	2	—	2	—	2	—	2	—	2												
5. UTILITIES (PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N ✓ P					C	3																												
b) Fix., Vented, Currently Y ✓ N P					CI	2																												
c) Supply lines					STL	2																												
d) Drain lines			CI	1	CI	1			CI	1	CI	1	CI	1	CI	1	CI	1	CI	1	CI	1												
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls					PL	4																												
b) Ceiling					X																													
c) Floor					T	2																												
d) Partitions					M	4																												
e) Ventilated, Currently Y N ✓ P																																		
7. UTILITIES (ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P ✓	—	2	—	2	—	1			—	2	—	2	—	2	—	2	—	2	—	2	—	2												
b) Fixtures, motion	—	3	—	3	—	2			—	2	—	2	—	2	—	2	—	2	—	2	—	2												

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	CB	1
b) Other	STU	1
c) Trim, loose, missing or det.	STU	1
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface bce, broken, or det.	—	—
b) Found, net, sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. PRIMARY EGRESS	—	—
a) Is to (ST, AL, CT, O)	—	—
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & ~~STAIRS~~ (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	M	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det.	CONC	1
e) Stairs worn, broken, sagging	—	X
f) Railings loose, broken, missing	—	X
g) Lighting fixtures present, Operable P ✓ Y N	—	—
h) Panic Bars Y N ✓	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓ P	—	—
b) Walls, Cracked, broken, or det.	M	1
c) Ceilings cracked, broken, or det.	—	X
d) Floors worn, sagging, or det.	CONC	1
e) Stairs worn, broken, sagging	STL	1
f) Railings loose, broken, missing	STL	1
g) Lighting fixtures present, operable Y ✓ N	—	—
h) Panic Bars Y N ✓	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	CONC	1
b) Cols, piers, loose, missing, det.	CONC	1
c) Ceiling loose, missing, det.	—	X
d) Framing split, deteriorated	CONC	1
e) Impervious floor, broken, det., missing	CONC	1
f) Doors, bulkheads, deteriorated	STL	2
g) Wind. & skylts. deteriorated	—	X
h) Wind. & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	STL	1
j) Stairs obstructed Y N ✓ P	—	—
k) Lighting fix. present, operable Y ✓ N S	—	—
l) Cellar properly ventilated Y N ✓ S	—	—
m) Free of dampness, water Y N ✓ S	—	—
n) Plumbing, leaks & corrosion Y N ✓ S	—	—
o) Sump pump & pit Y N S	—	5
p) Enclosed boiler room Y ✓ N S	CONC	2
q) Boiler room ventilated Y N ✓ S	—	4
r) Boiler room door metal clad Y N ✓ S	—	2
s) Boiler room door self closing Y N ✓ S	—	4
No. 1	—	4

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	3
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	—	4
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC 75	—	—
b) Volts 120-208 480	—	—
c) Switchgear, modern Y N P ✓	—	3
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Conling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N ✓	—	—
b) On Street Loading No. 10± Y ✓ N	—	—
c) R. R. Siding No. Y N ✓	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.	—	—
b) Str. mmbrs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd.	—	5
b) Freight No. 1 Capacity not operating	—	4
c) Passenger No. 3 Capacity 15 persons/ea	—	2
d) Sidewalk No. Capacity	—	X
e) Drive AC DC in Penthouse ✓ BST	—	5
f) Manually operated No. 3	—	—
g) Semi-automatic No.	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No. 3	—	2
j) Empty elevator shaft No. 1	—	4
k) Power Source, Purch. ✓ Generated	—	3
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry ✓ wet	—	1
b) Fire Detectors, Mech. ✓ Elec.	—	1
c) Portable Extinguishers Y ✓ N	—	1
d) Standpipes	—	1
e) Fire Towers 5 towers	—	1
f) Fire Escapes, No. 0 ; to grade, No. ;	—	—
lateral, No.	—	—
g) Emergency Lights (EXIT SIGNS ONLY)	—	2
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	1
b) Stairs worn, broken, sagging	STL	1
c) Walls cracked, broken, or det.	T	1
d) Wind. & skylts deteriorated	—	X
e) Wind. & skylts opaque and/or obst.	—	X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	T&G	2
b) Roof sags or out of line	—	2
c) Chimney(s) det. or out of plumb	STU	1
d) Guttters, dwnspts, loose, missing, det.	STL	1
e) Cornices, facia, loose, missing, det.	B	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N ✓	—	—
b) Roof	—	—
c) Garaged No. 900 Y ✓ N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	1

42

30. COMMENT

42/1

Ref. Item	
3a	Occasional patching of floor cracks at every floor
8b	Exterior of C.B walls were stucco.
15p	Boilers are not in use.
26	Garage overhead fire doors on upper floors were generally inoperable, door jambs were damaged.
26c	Extinguishers only @ 2ND Floor near gas dispenser (Hertz Rental Area)
27	Elevator penthouse was not accessible, ladder missing
28e	Copper flashing - condition 2.
28b	Roof ponding - condition 2

Remarks: Gasoline storage tank in Bst. not vented, gasoline pump leaks - no "No Smoking" signs or fire extinguishers

Building Surveyed by Philip M. Davis E. Lowery March 23, 1973 Date

Countersigned by Daniel C. Stewart 4/13/73 Date

Boston Redevelopment Authority Warren J. Vincent Project Engineer 4/13/73 Date

Sketch

BLOCK 397-A

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	397-A-106
BUILDING NO.	9/1
ADDRESS	52 Eliot Street
OWNER/AGENT	
ALSO KNOWN AS	Sarni Cleaners

Only the basement and first floor were inspected. The owner did not permit access to second and third floors.

Plaster on first floor walls is loose and missing.

The first floor wooden joists are split and the cross bracing is missing.

The inspected portion of the basement floor is hazardous.
The flooring is partially of loose wood planks and the remainder is of concrete.

An abandoned elevator is in the basement.

The stucco trim and wall material is cracked on the north face.

SUBSTANDARD

Building Classified by [illegible] 4/13/73
Chas. T. Main, Inc. Date

Countersigned by [illegible] [illegible]
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/13/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 397-A-106
BUILDING NO 911 NUMBER OF FLOORS 3 + Bsf
ADDRESS 52 Eliot Street
OWNER/AGENT
ALSO KNOWN AS Sarni Cleaners

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	5	2	2.5
b) Base matl. loose, miss., broken	5	2	2.5
c) Evidence of leaks	2	2	1.0
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	6	2	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			2.0
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			S
b) Found. det., sinking, out of line			S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			S
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2.0
b) Cols, piers, loose, missing, det.			2.0
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{60}{24} = 2.5$ Minor Defects = 1
Major Defects = 5

BOSTON REDEVELOPMENT AUTHORITY

PARK PLAZA
317-A-166
9/1
52 ELIOT ST
SARNI CLEANERS

EXAMINA

7 1973

3 + B
N

MATERIAL

Make Inadequate
Not Feasible
Not Feasible

Heavy Timber & Masonry
& Masonry
Frame
Frame

MEZ

AL

F

D ✓

Yes ✓

IV

OCCUPANCY GROUP G

ACCORDING
YEAR

MATERIAL CONDITION

	B-1		1		MEZ		2		3		4		5		6		7	
	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C
FL	4		WD	1														
	4		–	1														
	1		–	1														
CL	3		HA	2														
	3		–															
	1		–	1														
WD	4		I	2														
	4		–	2														
			AL															
			–	1														

X

FMD

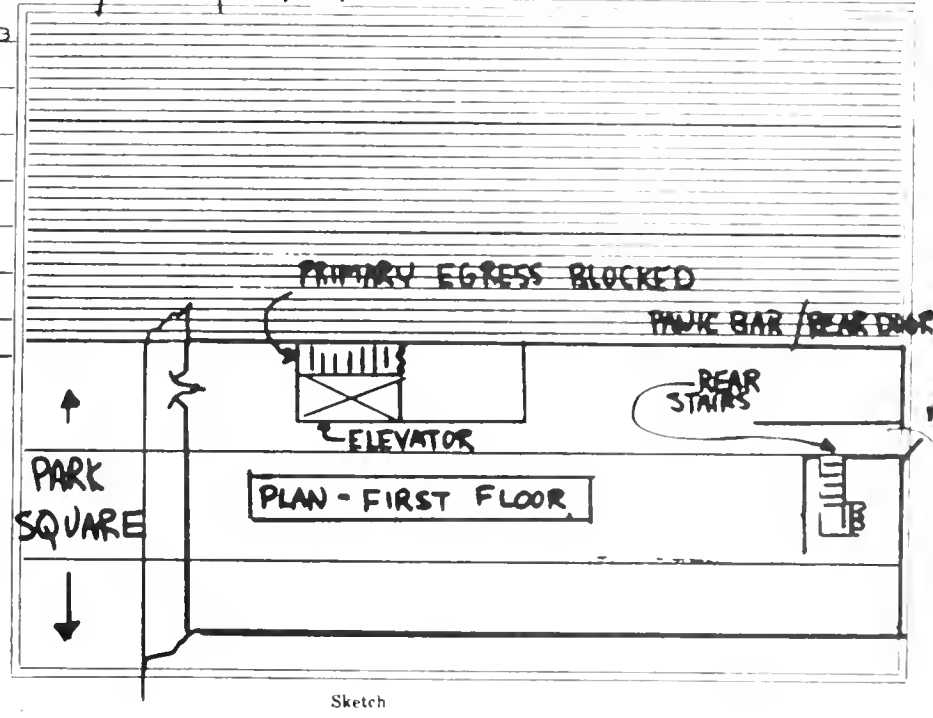
	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	D	2
b) Other	STU	3
c) Trim, loose, missing or det.	STU	2
d) Walls out of plumb ; Line ; Loca.		2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sandstone loose, broken, or det.		
b) Found. det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. PRIMARY EGRESS		
a) Door (ST, AL, CT, O)		
b) Additional Egress (1, 2, 3, 4, M, X, S) No.		
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N		
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	CONC	3
b) Cols, piers, loose, missing, det.	CONC	2
c) Ceiling loose, missing, det.	OJ	3
d) Framing -plit, deteriorated		X
e) Impervious floor, broken, det., missing	WD	4
f) Doors, bulkheads, deteriorated	WD	3
g) Wind. & skylts. deteriorated		X
h) Wind. & skylts. opaque and/or obst.		X
i) Stairs deteriorated	WD	4
j) Stairs obstructed Y N P		
k) Lighting fix. present, operable Y N S		
l) Cellar properly ventilated Y N S		4
m) Free of dampness, water Y N S		
n) Plumbing, leaks & corrosion Y N S		2
o) Sump pump & pit Y N S		
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S		X
r) Boiler room door metal clad Y N S		X
s) Boiler room door self closing Y N S		X
No.		X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		2
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120-208-480		
c) Switchgear, modern Y N P		2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. Y N		
b) On Street Loading No. 1 Y N		
c) R. R. Siding No. Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det		
b) Str. mmbrs det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det.		
25. ELEVATORS 1, 2, 3, 4, M, X, S)		
a) Cable Hyd.		
b) Freight No. 1 Capacity Not operating		4
c) Passenger No. Capacity		
d) Sidewalk No. Capacity		
e) Drive AC DC in Penthouse BST		
f) Manually operated No.		
g) Semi-automatic No.		
h) Automatic No.		
i) Elevator(s) enclosed No.		
j) Empty elevator shaft No. 1		2
k) Power Source, Purch. Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		X
b) Fire Detectors, Mech. Elec.		X
c) Portable Extinguishers Y N		S
d) Standpipes		X
e) Fire Towers		X
f) Fire Escapes, No. 1 ; to grade, No. 1 ;	STL	2
lateral, No.		
g) Emergency Lights		X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det.		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and/or obst.		
28. ROOF: (1, 2, 3, 4, M, X, S) FROM NEARBY BLDG.		
a) Roof matl. loose, missing, or det.	TGG	2
b) Roof sags or out of line		2
c) Chimney(s) det. or out of plumb		X
d) Guttters, dwnspts, loose, missing, det.		S
e) Cornices, facia, loose, missing, det.		S
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

30. COMMENT

Ref. Item	
11, 6, 7 etc	Only BST & 1ST Floor were inspected, owner did not permit access to 2ND & 3D floors, so items are incompleted; this includes any egress, etc.
1a,b	Plaster was seriously cracked & portions have fallen; 2a,b Bridging is missing & joists are split
13	See Condition/Material of. 1ST floor
19	Portable Air conditioner on 1ST floor.
3b	BST floor is hazardous & isn't completely inspected.
8b	Stucco trim & wall material is cracked on north face
23b	Elevator is abandoned in BST.
Sef	Remarks: BST floor is partially loose wood planks; underside not seen. Portions of BST were concrete



Sketch

Building Surveyed by Philip M. Davis — March 23, 1973 (Date)

Countersigned by — 4/13/72 (Date)

Boston Redevelopment Authority — Warren J. Vincent, Project Engineer — 4/13/73 (Date)

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	397-A-104
BUILDING NO.	41/2
ADDRESS	6 ELIOT STREET
OWNER/AGENT	
ALSO KNOWN AS	LOCOST RENTAL

The boiler room is not easily accessible because the wooden stairway leading to it is dangerous.

The oil tank is not vented to the outside.

The dwelling unit which occupies the entire 2nd floor was not inspected because the tenant was not available.

DEFICIENT

Building Classified by Francis J. Conroy — 4/13/73
Chas. T. Main, Inc. — Date

Countersigned by [illegible] — 4/18/73
Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/13/73
Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 377-A-104
BUILDING NO 4 1/2 NUMBER OF FLOORS 2+ CR
ADDRESS 6 Eliot Street
OWNER/AGENT
ALSO KNOWN AS Locust Rentals

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	2	1	2
b) Base matl. loose, miss., broken	2	1	2
c) Evidence of leaks	1	1	1
3. FLOORS (WD, Conc) .....%...	—	—	—
b) Floor sagging or pitched	4	2	2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			2
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{84}{30} = 2.81$

Minor Defects = 2.81

Major Defects = 0

BOSTON REDEVELOPMENT AUTHORITY

FORM CBD 1 64

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 397-A-104

WARD NO. DATE 3/8/73 (A.M.) P.M.

BUILDING NO. 41/2

ADDRESS 6 ELIOT ST.

OWNER/AGENT

ALSO KNOWN AS LOCOST RENTALS

No. Floors 2 + Crawl Space

No. D.U.'s 1

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A S D ✓

Structure Converted: Yes ✓ No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space ✓

BUILDING TYPE II

OCCUPANCY GROUP: E (Gas Station & 1 unit garage)

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	CRAWL SPACE 1 M	CRAWL SPACE 1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 50% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material 50% PL			—	X	WD	PL 2																												
b) Base mat'l loose, miss., broken			—	X	—	2																												
c) Evidence of leaks			—	X	—	1																												
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 50% CONC	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material 25% HAc			CONC	2	PL	3																												
b) Base mat'l loose, miss., broken 25% PL			—	2	—	3																												
c) Evidence of leaks			—	1	—	1																												
3. FLOORS (WD, Conc) 75% CONC	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing 25% T			CONC	2	CONC	2																												
b) Floor sagging or pitched			—	2	—	2																												
4. WINDOWS (WD, STL, AL) 100% AL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	AL	1																												
b) Wind. & Sk. S. opaque and or obst.			—	X	—	X																												
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P ✓			—	X	C	3																												
b) Fix., Vented, Currently Y N P ✓			—	X	—	3																												
c) Supply lines			CI	2	CI	2																												
d) Drain line			CI	2	CI	2																												
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	—	CB	2																												
b) Ceiling			—	—	—	X																												
c) Floor			—	—	CONC	2																												
d) Partitions			—	—	PL	4																												
e) Ventilated, Currently Y N ✓ P			—	—	—	m																												
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P ✓			—	2	—	2																												
b) Fixtures, modern Y N P ✓			—	2	—	2																												

41/2

41

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other		X
c) Trim, loose, missing or det	STD	3
d) Walls out of plumb ; Line ; Loca.		2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Surface loose, broken, or det.		
b) Found, det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. PRIMARY EGRESS 1ST Floor only		
a) Is to (ST, AL, CT, O)		1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1		1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S) Leading to 2ND floor		
a) Stairs worn, broken, sagging	STL	3
b) Railings, loose, missing, broken	CS	3
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N		
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
* 15. BASEMENT (1, 2, 3, 4, M, X, S) CRAWL SPACE		
a) Foundation walls deteriorated	CONC	2
b) Cols, piers, loose, missing, det.	B	2
c) Ceiling loose, missing, det.	CONC	2
d) Framing split, deteriorated		X
e) Impervious floor, broken, det., missing	CONC	2
f) Doors, bulkheads, deteriorated	WD	4
g) Wind. & skylts. deteriorated		X
h) Wind. & skylts. opaque and/or obst.		X
i) Stairs deteriorated	WD	4
j) Stairs obstructed Y N P		
k) Lighting fix. present, operable Y N S		
l) Cellar properly ventilated Y N S		4
m) Free of dampness, water Y N S		
n) Plumbing, leaks & corrosion Y N S		1
o) Sump pump & pit Y N S		S
p) Enclosed boiler room Y N S		S
q) Boiler room ventilated Y N S		S
r) Boiler room door metal clad Y N S		S
s) Boiler room door self closing Y N S		S
No.		S

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
* Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		S
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120-208-480		
c) Switchgear, modern Y N P		S
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
* Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) Syatem:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg. Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 8, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		X
b) Railings, loose, missing, broken		X
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. 1 Y N		
b) On Street Loading No. Y N		
c) R. R. Siding No. Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det.		
b) Str. mmbrs det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det.		
25. ELEVATORS 1, 2, 3, 4, M, X, S)		
a) Cable Hyd.		
b) Freight No. Capacity		
c) Passenger No. Capacity		
d) Sidewalk No. Capacity		
e) Drive AC DC in Penthouse BST		
f) Manually operated No.		
g) Semi-automatic No.		
h) Automatic No.		
i) Elevator(s) enclosed No.		
j) Empty elevator shaft No.		
k) Power Source, Purch. Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		X
b) Fire Detectors, Mech. Elec.		X
c) Portable Extinguishers Y N		2
d) Standpipes		
e) Fire Towers		X
f) Fire Escapes, No. 1 ; to grade, No. 1 ; lateral, No.	STL	2
g) Emergency Lights		X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det.		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and/or obst.		
28. ROOF: (1, 2, 3, 4, M, X, S) SEEN FROM NEARBY BUILDING		
a) Roof matl. loose, missing, or det.	TEG	2
b) Roof sags or out of line		2
c) Chimney(s) det. or out of plumb		2
d) Guttters, dwnspts, loose, missing, det.		S
e) Cornices, facia, loose, missing, det.		S
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. 35 Y N		1
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

30. COMMENT

Ref. Item	
15	Boiler room not easily accessible because wooden stairs appeared dangerous
16a	Oil tank is not vented
19	Package air conditioner is intalled in one 1ST floor room.

Remarks: Dwelling unit which occupies all of 2ND floor is not inspected.

Building Surveyed by Philip M. Davis Eibmey March 23, 1973 Date

Countersigned by D C Stewart 4/13/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/13/73 Date

Sketch

BLOCK 394

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	Park Plaza
BRA BLK. & PAR. NO.	394
BUILDING NO.	1/1
ADDRESS	2 Park Square and 176 Boylston St.
OWNER/AGENT	
ALSO KNOWN AS	

Exterior examination only. Access denied.

Not rated because access was denied.

Building Classified by Dennis J. Conroy — Chas. T. Main, Inc. — Date 4/24/73

Countersigned by David C. Stanek — Authorized Officer, Chas. T. Main, Inc. — Date 4/24/73

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — Date 4/24/73

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK & PAR. NO. 394
BUILDING NO 1/1
ADDRESS 2 PARK SQUARE AND 176 BOYLSTON ST.
OWNER/AGENT
ALSO KNOWN AS

WARD NO. DATE APRIL 24 1973 A.M. (P.M.)
EXTERIOR INSPECTION ONLY. ACCESS DENIED

No. Floors 7 + B
No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
' — See "Comments"

Type Structure: A S ✓ D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercl Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 X
Subbasement
Crawl Space

BUILDING TYPE: IV OCCUPANCY GROUP: F YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	13 M	13 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material																																		
b) Base matl. loose, miss., broken																																		
c) Evidence of leaks																																		
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material																																		
b) Base matl. loose, miss., broken																																		
c) Evidence of leaks																																		
3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing																																		
b) Floor sagging or pitched																																		
4. WINDOWS (WD, STL, AL) 100%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated					WD				WD		WD		WD		WD		WD		WD															
b) Wind. & Sills — opaque and/or obst.																																		
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P																																		
b) Fix., Vented, Currently Y N P																																		
c) Supply lines																																		
d) Drain lines																																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls																																		
b) Ceiling																																		
c) Floor																																		
d) Partitions																																		
e) Ventilated, Currently Y N P																																		
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P																																		
b) Fixtures, modern Y N P																																		

1/1

	MATL	COND
8 OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	1
b) Other		
c) Trim, loose, missing or det.	STO	1
d) Walls out of plumb ; Line ; Loca	—	1
9 FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sanitary Floor, broken, or det.		
b) Found, det., sinking, out of line		
10 MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	X	X
11 [illegible] EGRESS	—	—
a) Fire (ST) AL, CT, O)		
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	
12 FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13 FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P		—
b) Walls cracked, broken, or det		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	
14 TYPICAL CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	
15 BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated		
b) Cols, piers, loose, missing, det.		
c) Ceiling loose, missing, det.		
d) Framing split, deteriorated		
e) Impervious floor, broken, det., missing		
f) Doors, bulkheads, deteriorated		
g) Wind. & skylts. deteriorated		
h) Wind. & skylts. opaque and/or obst.		
i) Stairs deteriorated		
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	
o) Sump pump & pit Y N S	—	
p) Enclosed boiler room Y N S		
q) Boiler room ventilated Y N S	—	
r) Boiler room door metal clad Y N S	—	
s) Boiler room door self closing Y N S	—	
No.	—	

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	
a) Oil, gas, Coal, Purch. Steam	—	
b) Type — Sidearm, Internal, Separate	—	
c) Capacity gph °F	—	
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	
b) Volts 120-208-480	—	
c) Switchgear, modern Y N P	—	
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling		
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	

	MATL	COND
23 DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N ✓	—	—
b) On Street Loading No. Y ✓ N	—	—
c) R. R. Siding No Y N ✓	—	—
24 LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25 ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd.	—	
b) Freight No Capacity	—	
c) Passenger No Capacity	—	
d) Sidewalk No Capacity	—	
e) Drive AC DC in Penthouse BST	—	
f) Manually operated No	—	
g) Semi automatic No	—	
h) Automatic No	—	
i) Elevator(s) enclosed No.	—	
j) Empty elevator shaft No.	—	
k) Power Source, Purch. Generated	—	
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	
b) Fire Detectors, Mech Elec.	—	
c) Portable Extinguishers Y N	—	
d) Standpipes	—	
e) Fire Towers	—	
f) Fire Escapes, No. 1 ; to grade, No. 1 ;	STO	2
lateral, No		
g) Emergency Lights	—	
27 PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and/or obst		
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl loose, missing, or det	—	—
b) Roof sags or out of line	—	
c) Chimney(s) det. or out of plumb	B	2
d) Guttters, dwnspts, loose, missing, det.		
e) Cornices, facia, loose, missing, det		
29 PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N ✓	—	
b) Roof	—	
c) Garaged No. Y N ✓	—	
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	

30. COMMENT

1/1

Ref. Item

EXTERIOR INSPECTION ONLY ACCESS DENIED

Building Surveyed by Robert O Smith Philip M. Davis April 24, 1973
Date

Countersigned by [illegible] [illegible]
Date

Boston Redevelopment Authority Warren J. Vincent 4/24/73
Project Engineer Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	Park Plaza
BRA BLK. & PAR. NO.	394
BUILDING NO.	3/2
ADDRESS	3 Park Square
OWNER/AGENT	
ALSO KNOWN AS	White Tower

Exterior examination only. Access denied.

Not rated because access was denied.

Building Classified by Francis J. Conroy — 4/24/73
Chas. T. Main, Inc. — Date

Countersigned by Daniel C. Cook — 4/24/73
Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/24/73
Project Engineer — Date

FORM CBD-1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 39A

BUILDING NO. 3/2

ADDRESS 3 PARK SQUARE

OWNER/AGENT

ALSO KNOWN AS WHITE TOWER

WARD NO. DATE APRIL 24, 1973 A.M. (P.M.)

EXTERIOR INSPECTION ONLY ACCESS DENIED

No. Floors 5 + B

No. D.U.'s 0

MATERIAL CODE:
- AL — Aluminum
- ASB — Asbestos
- B — Brick
- BR — Brass Bronze
- C — Ceramic
- CB — Concrete Block
- CI — Cast Iron
- CONC — Concrete
- CU — Copper
- GR — Granite
- HAc — Hanging Acoustical
- L — Lead
- M — Marble
- OJ — Open Joist
- PL — Plaster
- SL — Slate

MATERIAL CODE: (Cont.)
- SM — Sheet Metal
- STL — Steel
- STO — Stone
- STU — Stucco
- T — Tile
- WD — Wood
- T & G — Tar & Gravel

CONDITION CODE:
- 1 — No deficiencies or deterioration
- 2 — Def. - det. less than 25%
- 3 — Def. - det. 26% to 50%
- 4 — Def. - det. Over 50%
- M — Makeshift — Inadequate
- X — None or not applicable
- S — Not seen, inaccessible

LOCATION CODE:
- AL — Alley
- CT — Court
- ST — Street
- O — Other
- S-BST — Subbasement
- BST — Basement
- 1-UP — Floor No.
- MEZ — Mezzanine
- PH — Penthouse
- AT — Attic
- Rt — Right
- Lt — Left
- F — Front
- R — Rear
- S — Side

BUILDING TYPE:
- Type I — Fireproof
- Type II — Semi-Fireproof
- Type III — Heavy Timber & Masonry
- Type IV — Light Wood & Masonry
- Type V — Metal Frame
- Type VI — Wooden Frame

MISC. SYMBOLS:
- Y — Yes
- N — No
- P — Partial
- • — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
- Group A — Theatres
- Group B — Halls
- Group C — Schools
- Group D — Hospitals & Detention Buildings
- Group E — Commercial Bldgs. of Hazardous Occupancy
- Group F — Office & Commercial Buildings
- Group G — Commercial Bldgs. of Non-hazardous Occupancy
- Group H — Unlimited Habitation & Large Dwellings
- Group I — Limited Habitation & Small Dwellings
- Other

CHECK HERE:
- No floor number 13 X
- Subbasement S
- Crawl Space S

BUILDING TYPE: IV OCCUPANCY GROUP: E YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material																																		
b) Base matl. loose, miss., broken																																		
c) Evidence of leaks																																		
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material																																		
b) Base matl. loose, miss., broken																																		
c) Evidence of leaks																																		
3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing																																		
b) Floor sagging or pitched																																		
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated					AL	1			WD		WD		WD		WD																			
b) Wind. & sk. lt. opaque and or obst.																																		
UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P																																		
b) Fix., Vented, Currently Y N P																																		
c) Supply lines																																		
d) Drain lines																																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls																																		
b) Ceiling																																		
c) Floor																																		
d) Partitions																																		
e) Ventilated, Currently Y N P																																		
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P																																		
b) Fixtures, modern Y N P																																		

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	1
b) Other		
c) Trim, loose, missing or det	STO	1
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sanitary Loose, broken, or det.		5
b) Found. det., sinking, out of line		5
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. FIRE AND EGRESS	—	—
a) Is to (ST, AL, CT, O)		—
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated		
b) Cols, piers, loose, missing, det.		
c) Ceiling loose, missing, det		
d) Framing split, deteriorated		
e) Impervious floor, broken, det., missing		
f) Doors, bulkheads, deteriorated		
g) Wind. & skylts deteriorated		
h) Wind. & skylts opaque and/or obst.		
i) Stairs deteriorated		
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	
o) Sump pump & pit Y N S	—	
p) Enclosed boiler room Y N S		
q) Boiler room ventilated Y N S	—	
r) Boiler room door metal clad Y N S	—	
s) Boiler room door self closing Y N S	—	
No.	—	

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120/208-480	—	—
c) Switchgear, modern Y N P	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling		
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No Y N ✓	—	—
b) On Street Loading No. Y N	—	—
c) R. R. Siding No Y N ✓	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det		—
b) Str. mnbrs det., out of plumb, or line		—
c) Found, piers, det., or out of line		—
d) Stairs to grade		—
e) Railing loose, broken, missing, or det		—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd		
b) Freight No Capacity		
c) Passenger No Capacity		
d) Sidewalk No Capacity		
e) Drive AC DC in Penthouse BST		
f) Manually operated No		
g) Semi automatic No		
h) Automatic No		
i) Elevator(s) enclosed No		
j) Empty elevator shaft No		
k) Power Source, Purch Generated	—	
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech. Elec	—	
c) Portable Extinguishers Y N	—	—
d) Standpipes		
e) Fire Towers		
f) Fire Escapes, No , to grade, No. ; lateral, No. 4		
g) Emergency Lights	SN	2
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and or obst		
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.		
b) Roof sags or out of line		—
c) Chimney(s) det or out of plumb		—
d) Guttters, dwnspts, loose, missing, det		
e) Cornices, facia, loose, missing, det		
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N ✓	—	
b) Roof	—	
c) Garaged No Y N ✓	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	

30. COMMENT

Ref. Item

EXTERIOR INSPECTION ONLY, ACCESS DENIED

Building Surveyed by Robert O. Smith, Philip M. Davis — Date Apr. 24, 1973

Countersigned by David C. [illegible] — Date 4/26/73

Boston Redevelopment Authority — Project Engineer Warren J. Vincent — Date 4/24/73

Sketch

MAIN

CHAS T MAIN INC

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ NAME & NO	[illegible]
BRA BLK & PAR. NO	[illegible]
BUILDING NO	[illegible]
ADDRESS	[illegible]
OWNER AGENT	
ALSO KNOWN AS	[illegible]

Exterior examination only. Access [illegible].

Not rated because a [illegible] was [illegible].

Building Classification [illegible] Date [illegible]

Chas T Main Inc

Countersigned By [signature] Date 4/24/73

Authorized Chas T Main

Boston Redevelopment Authority [signature] 4 24 73

Director

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE — OF

BRA PROJ NAME & NO: PARK PLAZA
B.R.A BLK. & PAR NO: 394
BUILDING NO: 4/3
ADDRESS: 4 A PARK SQUARE
OWNER AGENT:
ALSO KNOWN AS: JACKS LAKE SHOP

WARD NO. DATE: APRIL 4 '73 A.M. P.M.

EXTERIOR INSPECTION ONLY. ACCESS DENIED
No. Floors: 6
No. D.U.'s: 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slat

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE
1 — No deficiencies or deterioration
2 — Def. det. less than 25%
3 — Def. det. 25% to 50%
4 — Def. det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatre
Group B — Hall
Group C — School
Group D — Hospital & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13
Subbasement
Crawl Space

BUILDING TYPE: IV — OCCUPANCY GROUP: F — YEAR BUILT:

MATERIAL / CONDITION

Floor Location	S-BST		BST		1		MEZ		2		3		4		5		6		7		8		9		10		11		12		14		15	
	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) %																																		
a) Cracks in base material																																		
b) Base matl. loose, miss., broken																																		
c) Evidence of leaks																																		
2 INSIDE FITTINGS (Ob, PL, SM, C, HAc) %																																		
a) Cracks in base material																																		
b) Base matl. loose, miss., broken																																		
c) Evidence of leaks																																		
3 FLOORS (WD, Conc) %																																		
a) Flooring worn, loose, or missing																																		
b) Floor sagging or patched																																		
4 WINDOWS (WD, STL, AL) %																																		
a) Inoperable or deteriorated					AL	I			WD		WD		WD		WD		WD																	
b) Wind. & Sk. lt. opaque and or obst.																																		
5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)																																		
a) Fixtures, Modern Y N P																																		
b) Fix., Vented, Currently Y N P																																		
c) Supply lines																																		
d) Drain lines																																		
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)																																		
a) Walls																																		
b) Ceiling																																		
c) Floor																																		
d) Partitions																																		
e) Ventilated, Currently Y N P																																		
7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)																																		
a) Wiring, exposed Y N P																																		
b) Fixtures, modern Y N P																																		

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	1
b) Other		
c) Trim, loose, missing or det.	STO	1
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills & Joists, broken, or det.		
b) Found. det., sinking, out of line		S
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. FIRE ESCAPES	—	—
a) Is to (STEEL, CT, O)		
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated		
b) Cols, piers, loose, missing, det.		
c) Ceiling loose, missing, det.		
d) Framing split, deteriorated		
e) Impervious floor, broken, det., missing		
f) Doors, bulkheads, deteriorated		
g) Wind & skylts. deteriorated		
h) Wind & skylts. opaque and/or obst.		
i) Stairs deteriorated		
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	
o) Sump pump & pit Y N S	—	
p) Enclosed boiler room Y N S		
q) Boiler room ventilated Y N S	—	
r) Boiler room door metal clad Y N S	—	
s) Boiler room door self closing Y N S	—	
No.	—	

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	
Method	—	
a) Oil, gas, Coal, Purch. Steam	—	
b) Type — Sidearm, Internal, Separate	—	
c) Capacity gph °F	—	
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	
a) AC DC	—	
b) Volts 120-208-480	—	
c) Switchgear, modern Y N P	—	
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling		
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch Brine		
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. Y N	—	—
c) R R Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Stringers det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cabs Hyd	—	—
b) Freight No Capacity	—	—
c) Passenger No Capacity	—	—
d) Sidewalk No Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No	—	—
k) Power Source, Purch Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech. Elec.	—	—
c) Portable Extinguishers Y N	—	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No ; to grade, No. ;	—	—
lateral, No. 4	—	—
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det	—	—
d) Wind & skylts deteriorated	—	—
e) Wind & skylts opaque and/or obst	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	—	—
b) Roof sags or out of line	—	—
c) Chimney(s) det. or out of plumb	B	2
d) Gutters, dwnspts, loose, missing, det.		
e) Cornices, fascia, loose, missing, det	STC	1
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N ✓	—	—
b) Roof	—	—
c) Garaged No. Y N ✓	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	

30. COMMENT

Ref. Item

EXTERIOR INSPECTION ONLY. ACCESS DENIED

Building Surveyed by Philip M Davis Robert O Smith April 24, 1973
Date

Countersigned by [illegible] 5/24/73
Date

Boston Redevelopment Authority Warren J. Vincent 4/24/73
Project Engineer Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 394-53

BUILDING NO. 5/4

ADDRESS 5-6 Park Square

OWNER/AGENT

ALSO KNOWN AS Suffolk Franklin Savings Bank

Window sash on mezzanine and second floors are wood, deteriorated.

Egress from second floor is completely obstructed.

The fire escape serves the roof only and the roof is reached only by a steel ladder on the second floor thru the elevator penthouse.

STANDARD

Building Classified by Francis J. Conroy — Chas. T. Main, Inc. — 4/4/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — [illegible] Date

Boston Redevelopment Authority Warren J. Vuiant — Project Engineer — 4/13/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 394-53
BUILDING NO 5/4 NUMBER OF FLOORS 2½ + Bst
ADDRESS 5-6 Park Square
OWNER/AGENT
ALSO KNOWN AS Suffolk Franklin Bank

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	8	4	2.0
b) Base matl. loose, miss., broken	8	4	2.0
c) Evidence of leaks	7	4	1.75
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	8	4	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			1.0
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			3
b) Found. det., sinking, out of line			3
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2.0
b) Cols, piers, loose, missing, det.			1.0
d) Framing split, deteriorated			2.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{147}{90} = 1.63$ Minor Defects = 0

Major Defects = 0

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 39A-53

WARD NO. DATE 3/8/1973 A.M. (P.M.)

BUILDING NO 5/4

ADDRESS 5-6 PARK SQUARE

OWNER/AGENT

ALSO KNOWN AS SUFFOLK FRANKLIN BANK

No. Floors 2½ + BST

No. D.U.'s — N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A✓ S D

Structure Converted: Yes✓ No From ... * Note 1

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE IV OCCUPANCY GROUP: F YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	—	—	PL	2	PL	2	PL	2	PL	2																								
b) Base matl. loose, miss., broken	—	—	—	2	—	2	—	2	—	2																								
c) Evidence of leaks	—	—	—	2	—	1	—	2	—	2																								
2. INSIDE CEILINGS (O) PL, SM, C, HAc) 80% PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material 20% HAC			PL	2	PL	1	PL	2	HAC	2																								
b) Base matl. loose, miss., broken			—	2	—	1	—	2	—	2																								
c) Evidence of leaks			—	2	—	1	—	2	—	2																								
3. FLOORS (WD, Conc) 30% CONC	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing 10% M			CONC	2	M/T	2	T	2	T	2																								
b) Floor sagging or pitched 60% T			—	2	—	2	—	2	—	2																								
4. WINDOWS (WD, STL, AL) 90% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated 10% STL					STL	2	WD	3	WD	3																								
b) Wind. & Sk. lts opaque and/or obst.					—	X	—	X	—	X																								
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			C	1	C	1			C	1																								
b) Fix., Vented, Currently Y ✓ N P			—	1	—	1			—	1																								
c) Supply lines			CU	1	CU	1			CU	1																								
d) Drain lines			CI	1	CI	1			CI	1																								
6. TOILET ROOMS (1, 2, 9, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			PL	2	PL	1			PL	1																								
b) Ceiling			PL	2	PL	1			PL	1																								
c) Floor			CONC	2	T	1			T	1																								
d) Partitions			STL	1	STL	1			STL	1																								
e) Ventilated, Currently Y ✓ N P			—	1	—	1			—	1																								
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	1	—	1	—	1	—	1																								
b) Fixtures, modern Y N P ✓			—	1	—	1	—	1	—	1																								

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	M	1
c) Trim, loose, missing or det.	STL	2
d) Walls out of plumb ; Line ; Loca.		2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sample hole, broken, or det.		
b) Found. det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. PRIMARY EGRESS		
a) To (ST, AL, CT, O)		
b) Additional Egress (1, 2, 3, 4, M, X, S) No.		
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging	M	1
b) Railings, loose, missing, broken		X
13. FRONT INT. ~~LOBBY~~ & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y ✓ N P		
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging		2
f) Railings loose, broken, missing		2
g) Lighting fixtures present, Operable Y ✓ N		
h) Panic Bars Y N ✓		
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	CONC	2
b) Cols, piers, loose, missing, det.	STL	1
c) Ceiling loose, missing, det.	PL	2
d) Framing split, deteriorated	STL	2
e) Impervious floor, broken, det., missing	CONC	2
f) Doors, bulkheads, deteriorated		2
g) Wind. & skylts. deteriorated	X	
h) Wind. & skylts. opaque and/or obst.	X	
i) Stairs deteriorated PWD	WD	2
j) Stairs obstructed Y N ✓ P		
k) Lighting fix. present, operable Y ✓ N S		
l) Cellar properly ventilated Y ✓ N S		2
m) Free of dampness, water Y ✓ N S		
n) Plumbing, leaks & corrosion Y N ✓ S		2
o) Sump pump & pit Y N ✓ S		X
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S		X
r) Boiler room door metal clad Y N S		X
s) Boiler room door self closing Y N S		X
No.		X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		2
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam GAS		
b) Type — Sidearm, Internal, Separate		2
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC ✓ DC		
b) Volts 120-208-480		
c) Switchgear, modern Y ✓ N P		2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		2
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		2
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		3
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		3
e) Ductwork: Yes ✓ No % Bldg.		2
Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporatinn, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. ~~LOBBY~~ & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N ✓		
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging		2
f) Railings loose, broken, missing		2
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N ✓		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. Y N ✓		
b) On Street Loading No. 1 Y ✓ N		2
c) R. R. Siding No. Y N ✓		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det.		
b) Str. members det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det.		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable ✓ Hyd.		2
b) Freight No Capacity		X
c) Passenger No 1 Capacity 5 or 6		2
d) Sidewalk No. Capacity		X
e) Drive AC ✓ DC in Penthouse ✓ BST		2
f) Manually operated No		
g) Semi-automatic No.		
h) Automatic No. 1		
i) Elevator(s) enclosed No. 1		2
j) Empty elevator shaft No. 0		X
k) Power Source, Purch. ✓ Generated		1
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet ✓		2
b) Fire Detectors, Mech. Elec		5
c) Portable Extinguishers Y ✓ N		2
d) Standpipes		5
e) Fire Towers		X
f) Fire Escapes, No 1 ; to grade, No. 1 ;		2
lateral, No.		
g) Emergency Lights (EXIT SIGNS ONLY)		3
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N ✓		2
b) Stairs worn, broken, sagging, STL LADDER		2
c) Walls cracked, broken, or det.	B	1
d) Wind. & skylts deteriorated		X
e) Wind. & skylts opaque and/or obst.		X
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det.	T&G	2
b) Roof sags or out of line		2
c) Chimney(s) det. or out of plumb		X
d) Guttters, dwnspts, loose, missing, det.	CI	2
e) Cornices, facia, loose, missing, det.		5
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Conditinn (1, 2, 3, 4, M, X, S)		

30. COMMENT

5/4

Ref. Item	
Note 1	Modernization & several floors have been demolished since 1964, apparently.
11a & 13	There is not a primary egress; the front interior stairs, coming from second floor, is obstructed completely & elevator does not lead directly to exit. The other stairs from 2ND floor & mezz,
11b	does not lead directly to rear emergency exit.
23b	On Street Loading on Carver St.
26f	Fire escape is accessible at roof level only & roof can be reached only by steel ladder on second floor thru elevator penthouse

Remarks; 2ND floor PMD is 50% vacant or unused; Computer room has been vacated; second floor air conditioning appears incomplete.

Building Surveyed by Philip M. Davis — March 23, 1973 (Date)

Countersigned by — 4/13/73 (Date)

Boston Redevelopment Authority — Warren J. Vincent, Project Engineer — 4/13/73 (Date)

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 394

BUILDING NO. 6/5

ADDRESS 7 Park Square

OWNER/AGENT

ALSO KNOWN AS Seaman's Friend Society

Inspection was restricted to the roof and the exterior. There is no evidence of alterations since the reports of 1964 and 1970

Some of the floors and stairs sag.

The sheetmetal covering of the elevator penthouse is deteriorated.

The south chimney is out of plumb.

NOT RATED BECAUSE ACCESS WAS DENIED

Building Classified by Francis Conroy 4/11/73
Chas. T. Main, Inc. Date

Countersigned by [illegible] [illegible]
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J Vincent 4/13/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 374
BUILDING NO 6/5 **NUMBER OF FLOORS**
ADDRESS 7 PARK SQUARE
OWNER/AGENT
ALSO KNOWN AS SEAMAN'S FRIEND SOCIETY

1970 & 73

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	P	1	1
b) Base matl. loose, miss., broken	1	1	1
c) Evidence of leaks	1	1	1
3. FLOORS (WD, Conc) .....%...	—	—	—
b) Floor sagging or pitched	1	1	1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	1	1
b) Other	2	1	1
d) Walls out of plumb ; Line ; Loca.	2	1	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	S		—
b) Found, det., sinking, out of line	S		—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	2	1	2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	1	1	1
b) Cols, piers, loose, missing, det.	1	1	1
d) Framing split, deteriorated	1	1	1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	2	1	1
b) Roof sags or out of line	1	1	1

TOTAL DEFECTS - 0

MINOR DEFECTS 0

SCORE / COUNT = 45 / 33 = 1.4 =

FORM BD-1 64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 394

BUILDING NO 6/5

ADDRESS 7 PARK SQUARE, BOSTON

OWNER/AGENT

ALSO KNOWN AS BOSTON SEAMAN'S FRIEND SOCIETY INC. OF MASS.

WARD NO. DATE 3/23/73 (A.M.) P.M. ROOF & EXTERIOR ONLY

No. Floors 5 + BASEMENT

No. D.U.'s

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement
Crawl Space

BUILDING TYPE IV

OCCUPANCY GROUP: ✓

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material					PL	1									PL	1																		
b) Base matl. loose, miss., broken																																		
c) Evidence of leaks																																		
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material					PL	1									PL	1																		
b) Base matl. loose, miss., broken																																		
c) Evidence of leaks																																		
3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing					WD	1									WD	1																		
b) Floor sagging or pitched						1										3																		
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated					AL	1																												
b) Wind. & Skylts. opaque and or obst.																																		
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P																																		
b) Fix., Vented, Currently Y N P																																		
c) Supply lines																																		
d) Drain lines																																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls																																		
b) Ceiling																																		
c) Floor																																		
d) Partitions																																		
e) Ventilated, Currently Y N P																																		
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N✓ P			—																															
b) Fixtures, modern Y✓ N P																																		

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	STO	2
c) Trim, loose, missing or det.	STO	2
d) Walls out of plumb ; Line ; Loca.	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface loose, broken, or det.		S
b) Found. det., sinking, out of line		S
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. PRIMARY EGRESS	—	—
a) Is to (ST) AL, CT, O)		/
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, (X), S)	—	—
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y.. N ✓P	—	—
b) Walls cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det.	WD	1
e) Stairs worn, broken, sagging	WD	1
f) Railings loose, broken, missing	WD	1
g) Lighting fixtures present, Operable Y✓N	—	—
h) Panic Bars Y ..N✓	—	
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N.. P.....	—	—
b) Walls, Cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	1
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y✓N	—	—
h) Panic Bars Y ..N✓	—	
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated		
b) Cols, piers, loose, missing, det.		
c) Ceiling loose, missing, det.		
d) Framing split, deteriorated		
e) Impervious floor, broken, det., missing		
f) Doors, bulkheads, deteriorated		
g) Wind. & skylts. deteriorated		
h) Wind. & skylts. opaque and/or obst.		
i) Stairs deteriorated		
j) Stairs obstructed Y N ..P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	
o) Sump pump & pit Y. N S.	—	
p) Enclosed boiler room Y N ..S		
q) Boiler room ventilated Y N S.....	—	
r) Boiler room door metal clad Y ..N....S.....	—	
s) Boiler room door self closing Y. N.....S.....	—	
No.	—	

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC ✓	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N. P..	—	
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling		
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y.. N ...	—	
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y.... N....	—	—
h) Panic bars Y.... N.....	—	

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. / Y✓N	—	—
c) R. R. Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, (X), S)	—	—
a) Floating loose, missing, or det		
b) Stringbrs det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd.	—	
b) Freight No ; Capacity	—	
c) Passenger No. / ; Capacity 1000	—	
d) Sidewalk No. Capacity	—	
e) Drive AC DC✓ in Penthouse ✓BST	—	
f) Manually operated No	—	—
g) Semi-automatic No	—	—
h) Automatic No ✓	—	—
i) Elevator(s) enclosed No /		
j) Empty elevator shaft No.		
k) Power Source, Purch. ✓ Generated	—	
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers ✓ dry wet	—	
b) Fire Detectors, Mech. Elec	—	
c) Portable Extinguishers Y✓N	—	
d) Standpipes		
e) Fire Towers		
f) Fire Escapes, No. 2 ; to grade, No. 1 ; lateral, No. 1	STL	2
g) Emergency Lights ✓	—	1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Stairs worn, broken, sagging	WD	3
c) Walls cracked, broken, or det	PL	3
✗d) Wind & skylts deteriorated	SM	3
e) Wind. & skylts opaque and/or obst.		
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	TBG	2
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	B	2
d) Guttters, dwnspts, loose, missing, det.	CI/SM	1
e) Cornices, facia, loose, missing, det.	B/STO	1
29. PARKING (1, 2, 3, 4, M, (X), S)	—	—
a) Open No. Y. N	—	
b) Roof	—	
c) Garaged No. Y.....N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	

30. COMMENT

6/5

Ref. Item	
27d	The elevator penthouse serves also as the roof access scuttle. It is clad in sheetmetal which is deteriorated rusted & torn near the roof exit door. The door does not fasten shut well.

Building Surveyed by Robert O Smith roof & exterior only 3/23/73 Date

Countersigned by [illegible] 4/13/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/13/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	394-51
BUILDING NO.	128/6
ADDRESS	9 PARK SQUARE
OWNER/AGENT	
ALSO KNOWN AS	

The inside walls of this building are deteriorated on the first floor and in the basement.

The roof is pitched but not to roof drains; cornices are deteriorated.

SUBSTANDARD

Building Classified by Francis J. Conroy — Chas. T. Main, Inc. — 4/17/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — [illegible] Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/17/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 394-51
BUILDING NO 128/6 **NUMBER OF FLOORS** 2+Bs
ADDRESS 9 Park Square
OWNER/AGENT
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	6	3	2.0
b) Base matl. loose, miss., broken	6	3	2.0
c) Evidence of leaks	4	3	1.3
3. FLOORS (WD, Conc) .....%.	—	—	—
b) Floor sagging or pitched	6	3	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			3
b) Found, det., sinking, out of line			5
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			3

Minor Deterioration - $\frac{\text{Score}}{\text{Count}} = \frac{95}{60} = 1.58$ Minor Defects = 0
Major Defects = 2

FORM CBD 1 64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & LAR. NO 394-51
BUILDING NO 128/6
ADDRESS 9 PARK SQUARE
OWNER AGENT
ALSO KNOWN AS

WARD NO. DATE 3/9/1973 (A.M.) P.M.

No. Floors 2 + BST
No. D.U.'s — N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A S ✓ D
Structure Converted: Yes ✓ No

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

after fire 2 years ago.

BUILDING TYPE IV OCCUPANCY GROUP: F YEAR BUILT:

MATERIAL/CONDITION

Item Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) 60 % B 40 WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			WD	2	B/WD	3			PL	1																								
b) Base mat'l loose, miss., broken			—	2	—	3			—	1																								
c) Evidence of leaks			—	1	—	2			—	1																								
2 INSIDE CEILINGS (O) PL SM C HAc) 66 % HAC 34 % PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	2	HAC	2			HAC	1																								
b) Base mat'l loose, miss., broken			—	2	—	2			—	1																								
c) Evidence of leaks			—	2	—	1			—	1																								
3 FLOORS (WD, Conc) 66 % T 34 % Conc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			Conc	2	T	2			T	2																								
b) Floor sagging or patched			—	2	—	2			—	2																								
4 WINDOWS (WD, STL, AL) 100 % WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			X	X	WD	2			WD	2																								
b) Wind. & Skyl. opaque and/or obst.					X	X			—	2																								
5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			C	2	STL	1			C	1																								
b) Fix., Vented, Currently Y ✓ N P			C	2	—	1			C	1																								
c) Supply lines			CU	1	CU	1			CU	1																								
d) Drain lines			CU	1	CI	1			CI	1																								
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			PL	2					PL	1																								
b) Ceiling			PL	2					PL	1																								
c) Floor			T	2					T	2																								
d) Partitions			X	X					PL	1																								
e) Ventilated, Currently Y N P ✓			—	2					—	1																								
7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y ✓ N P			—	2	—	1			—	1																								
b) Fixtures, modern Y ✓ N P			—	2	—	1			—	1																								

128/1

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	SM	2
b) Other		
c) Trim, loose, missing, or det.	SM	2
d) Walls out of plumb ; Line ; Loca.		2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sills above, broken, or det.		
b) Found. det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. PRIMARY EGRESS		
a) Exits (ST, AL, CT, O) Restaurant only		
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 0		
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N		
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	BR	3
b) Cols, piers, loose, missing, det.	STL	1
c) Ceiling loose, missing, det.	P	2
d) Framing split, deteriorated	STL	1
e) Impervious floor, broken, det., missing	CONC	2
f) Doors, bulkheads, deteriorated	STL	2
g) Wind. & skylts. deteriorated		X
h) Wind. & skylts. opaque and/or obst.		X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P		
k) Lighting fix. present, operable Y N S		
l) Cellar properly ventilated Y N S		4
m) Free of dampness, water Y N S		
n) Plumbing, leaks & corrosion Y N S		1
o) Sump pump & pit Y N S		4
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S		X
r) Boiler room door metal clad Y N S		X
s) Boiler room door self closing Y N S		X
No.		X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam Electric		
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120-208 480		
c) Switchgear, modern Y N P		1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		1
Size Tons		
b) Syatem:		
Pkg Unit, Central Fan, Fan Coil Unit		1
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No 70 % Bldg. Floor Area		1
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brins		2
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. Y N		
b) On Street Loading No. 1 Y N		
c) R. R. Siding No. Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det.		
b) Str. mmbrs det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS 1, 2, 3, 4, M, X, S)		
a) Cable Hyd.		
b) Freight No. Capacity		
c) Passenger No. Capacity		
d) Sidewalk No. Capacity		
e) Drive AC DC in Penthouse BST		
f) Manually operated No		
g) Semi-automatic No		
h) Automatic No		
i) Elevator(s) enclosed No		
j) Empty elevator shaft No		
k) Power Source, Purch. Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		1
b) Fire Detectors, Mech. Elec.		S
c) Portable Extinguishers Y N		1
d) Standpipes		X
e) Fire Towers		X
f) Fire Escapes, No. ; to grade, No. ; lateral, No.		X
g) Emergency Lights		1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det.		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and/or obst.		
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det.	TGG	2
b) Roof sags or out of line		3
c) Chimney(s) det. or out of plumb		X
d) Guttters, dwnspts, loose, missing, det.	STL	2
e) Cornices, facia, loose, missing, det	BR	3
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

30. COMMENT

Ref Item	
5	Plumbing on first floor is for kitchen equipment, condition 2
11	There is not primary egress from second floor, only thru Bldg's. 8/7 / 7/7 stairwells, those are not primary egresses. First floor has one primary egress & at times only one exit.
13	The stairs are in Bldgs. 8/7 & 7/7.
15a	Steel framing has been efected after recent fire (supporting 1ST fl.) flooring is probably wood but cannot be seen. Exterior walls carry portions of floors, too.
16	Electric htg. on 1ST & 2ND floors only - condition 1
20	Food refrigeration in BST. (walk-in) - Direct Exp.
26a	Sprinkler fire protection in BST & 1ST Fl.
26f	Fire escape in Bldg 8/7 via corridor & fire door.
26g	Battery powered 1ST & BST floors
15a	Mortar is loose, brick is old out of plumb.
28b	Roof pitches but not toward drain openings

Building Surveyed by Philip M. Davis — March 23, 1973 (Date)

Countersigned by — Date

Boston Redevelopment Authority — Project Engineer — 4/12/73 (Date)

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 394-50-47

BUILDING NO. 7/7

ADDRESS 10 Park Square

OWNER/AGENT

ALSO KNOWN AS Trailways Bus Terminal

Exterior wall masonry, cornices, and trim is deteriorated.

Foundation walls in basement are deteriorated.

Wooden basement stairs are deteriorated.

SUBSTANDARD

Building Classified by Francis J. Conroy — Chas. T. Main, Inc. — 4/11/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — [illegible] Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/13/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 394-50-47
BUILDING NO 717 NUMBER OF FLOORS
ADDRESS 10 Park Square
OWNER/AGENT
ALSO KNOWN AS Continental Railways Terminal

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ..... %	—	—	—
a) Cracks in base material	6	3	2.0
b) Base matl. loose, miss., broken	6	3	2.0
c) Evidence of leaks	5	3	1.67
3. FLOORS (WD, Conc) ..... %	—	—	—
b) Floor sagging or pitched	6	3	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			3.0
b) Other			3.0
d) Walls out of plumb ; Line ; Loca.			3.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			S
b) Found, det., sinking, out of line			S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3.0
b) Cols, piers, loose, missing, det.			3.0
d) Framing split, deteriorated			S
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			3.0
b) Roof sags or out of line			3.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{109}{55} = 2.09$ Minor Defects = (

Major Defects = .

30. COMMENT

8/7

Ref. Item	
1a	No interior walls or partitions in BST., but wooden storage shelves divide up the BST.
11	The only egress is by two stairs in Bldg. 7/7 which is seperated by metal fire door on 2ND Floor. 1ST Floor of 8/7 is basically a public corridoor
13h	Panic bar on 2ND Floor fire escape only
15	Egress from BST. is partially obstructed w/ baggage & counters; it is 30' ± from exit
14	Corridor condition/material is explained by Item 1, 2 & 3.
17a	Hot water is for janitorial services only.
26f	Fire escape partially obstructed.
2a,b	Cracks & splitting of wood joists.
15a	Stone & brick mortar is falling out.
8a,c	Brick & stucco is crack & loose.
28e	Bricks missing & loose interior & exterior

Building Surveyed by Philip M. Davis E. Mney March 23, 1973 Date

Countersigned by Dail Ottesal 4/11/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/12/73 Date

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

BRA PROJ. NAME & NO: PARK PLAZA
BRA BLK & PCR. NO: 39A - 50 - 47
BUILDING NO: 8/7
ADDRESS: 10 PARK SQ
OWNER AGENT:
ALSO KNOWN AS: CONTINENTAL TRAILWAYS

WARD NO. DATE: 3/8/1973 A.M. (P.M.)

No. Floors: 2 1/2 + BST
No. D.U.'s: N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass - Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GE — Gypsite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. det. less than 25%
3 — Def. det. 26% to 50%
4 — Def. det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A S ✓ D

Structure Converted: Yes ✓ No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement U
Crawl Space U

BUILDING TYPE: IV OCCUPANCY GROUP: F YEAR BUILT:

MATERIAL/CONDITION

I. Location	S BST M	S BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% WD	—	—	—	—		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
* a) Cracks in base material					WD	2			WD	2																								
b) Basement floor, miss., broken					—	2			—	2																								
c) Evidence of leaks					—	2			—	2																								
* 2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			OJ	3	HAC	2			PL	1																								
b) Basement floor, miss., broken			—	3	—	2			—	1																								
c) Evidence of leaks			—	2	—	2			—	1																								
3. FLOORS (WD, Conc) 2/3 T % 1/3 CONC	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			CONC	3	T	2			T	1																								
b) Floor sagging or patched			—	3	—	2			—	1																								
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			X	X	X	X			WD	2																								
b) Wind. & Ss. opaque and/or obsc.									—	1																								
5. UTILITIES (PLUMBING (1, 2, 3, 4, M, X, S))	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P																																		
b) Fix., Vented, Currently Y N P																																		
c) Supply lines																																		
d) Drain lines																																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls																																		
b) Ceiling																																		
c) Floor																																		
d) Partitions																																		
e) Ventilated, Currently Y N P																																		
7. UTILITIES (ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	2	—	2			—	1																								
b) Fixtures, modern Y N P			—	2	—	2			—	1																								

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	3
b) Other		X
c) Trim, loose, missing or det.	STU	3
d) Walls out of plumb ; Line ; Loca.	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface Defs, Broken, or det.	—	—
b) Found, det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	STL	2
11. PRIMARY EGRESS	—	—
a) Exits (ST, AL, CT, O)	—	—
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & ~~STAIRS~~ (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	—
b) Walls cracked, broken, or det.	WD	2
c) Ceilings cracked, broken, or det.	HAC	2
d) Floors worn, sagging, or det.	T	2
e) Stairs worn, broken, sagging	—	X
f) Railings loose, broken, missing	—	X
g) Lighting fixtures present, Operable Y ✓ N	—	—
h) Panic Bars Y N ✓	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated STONE +	B	3
b) Cols, piers, loose, missing, det.	B	2
c) Ceiling loose, missing, det.	—	X
d) Framing split, deteriorated	—	X
e) Impervious floor, broken, det., missing	CONC	3
f) Doors, bulkheads, deteriorated	WD	2
g) Wind. & skylts. deteriorated	—	X
h) Wind. & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	WD	3
j) Stairs obstructed Y N ✓ P	—	—
k) Lighting fix present, operable Y ✓ N S	—	—
l) Cellar properly ventilated Y ✓ N S	—	2
m) Free of dampness, water Y ✓ N S	—	—
n) Plumbing, leaks & corrosion Y N ✓ S	—	—
o) Sump pump & pit Y N ✓ S	—	X
p) Enclosed boiler room Y N ✓ S	—	X
q) Boiler room ventilated NO boiler Y N ✓ S	—	X
r) Boiler room door metal clad Y N ✓ S	—	X
s) Boiler room door self closing Y N ✓ S	—	X
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam, electric	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts 120-208 480	—	—
c) Switchgear, modern Y ✓ N P	—	2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes ✓ No % Bldg.	—	2
Floor Area	—	—
f) 80 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. 1 Y ✓ N	—	—
b) On Street Loading No. Y N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cabs Hyd.	—	—
b) Freight No. Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech Elec	—	X
c) Portable Extinguishers Y ✓ N	—	2
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No. 1 ; to grade, No. 1 ;	—	2
lateral, No.	—	—
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det	—	—
d) Wind & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det. TAR & FELT		2
b) Roof sags or out of line	—	2
c) Chimney(s) det. or out of plumb	—	X
d) Gutters, dwnspts, loose, missing, det.	STL	2
e) Cornices, facia, loose, missing, det	B	3
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

8/

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK SQUARE
BRA BLK. & PAR. NO.	394-50-47
BUILDING NO.	8/7
ADDRESS	10 Park Square
OWNER/AGENT	
ALSO KNOWN AS	Continental Trailways

The exterior walls from the parapet down to the foundation have loose, missing and deteriorated mortar. Bricks are missing from the south exterior face. Stone foundation walls are weakened by deteriorated mortar.

In the basement, there is no ceiling in places and the exposed wooden joists appear to be split. The concrete basement floor is uneven and cracked.

The stairs from the basement to the ground level are obstructed. Counters and baggage hinder this egress. These wooden stairs are pitching and worn.

Egress from the second floor does not qualify as primary, though there is a fire escape.

SUBSTANDARD

Building Classified by Dennis A. Conway — 4/10/73
Chas. T. Main, Inc — Date

Countersigned by Dale E. Wood — 4/11/73
Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/12/73
Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 374-50-47
BUILDING NO 817 NUMBER OF FLOORS 3½ + B
ADDRESS 10 Park Street
OWNER/AGENT
ALSO KNOWN AS Continental Trailways

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	4	2	2.0
b) Base matl. loose, miss., broken	4	2	2.0
c) Evidence of leaks	4	2	2.0
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	6	3	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			3.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			S
b) Found, det., sinking, out of line			S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3.0
b) Cols, piers, loose, missing, det.			2.0
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{score}}{\text{Count}} = \frac{73}{37} = 1.93$ Minor Defects = 0
Major Defects = 2

30. COMMENT

7/7

Ref. Item	
11a&b	Primary & additional egresses lead to public corridor & lobby on 1ST floor; not directly to exit.
14	Corridor mat'l & cond. are explained under Items 1, 2 & 3.
15b	C.I. columns are probably modern.
15p	Boiler is not used.
26f	Adjacent bldg., 8/7, has fire escape @ the east end which is accessible past a fire door for bldg 7/7

Remarks: There is an abandoned attic with O.J. ceiling, no lighting, broken Plaster walls & wooden floors; attic condition – 3

Building Surveyed by Philip M. Davis — March 23, 1973 (Date)

Countersigned by — 4/12/73 (Date)

Boston Redevelopment Authority — Project Engineer: Nancy J. Vincent — 4/13/73 (Date)

Sketch

FORM BD 1 64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & LOT NO. 394-50-47

BUILDING NO. 717

ADDRESS 10 PARK SQUARE

OWNER/AGENT

ALSO KNOWN AS CONTINENTAL TRAILWAYS BUS TERMINAL

WARD NO. DATE 3/8/1973 A.M. P.M.

No. Floors 2½ + BST

No. D.U.'s N.

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slat

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A S ✓ D

Structure Converted: Yes ✓ No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE IV

OCCUPANCY GROUP: F

YEAR BUILT:

MATERIAL/CONDITION

Item Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			WD	2	WD	2			WD	2																								
b) Base matl loose, miss., broken			—	2	—	2			—	2																								
c) Evidence of leaks			—	2	—	2			—	1																								
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material 2/3 HAC			SM	4	HAC	2			HAC	2																								
b) Base matl loose, miss., broken 1/3 SM			—	3	—	2			—	2																								
c) Evidence of leaks			—	3	—	2			—	2																								
3. FLOORS (WD, Conc) 2/3 T %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing 1/3			CONC	2	T	2			T	2																								
b) Floor sagging or patched			—	2		2			—	2																								
4. WINDOWS (AD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated									WD	3																								
b) Wood & Sk'n opaque and/or obst.									—	2																								
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P									C	2																								
b) Fix., Vented, Currently Y N P ✓									—	3																								
c) Supply lines									—	5																								
d) Drain lines									—	5																								
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls									WD	2																								
b) Ceiling									HAC	2																								
c) Floor									T	2																								
d) Partitions									WD/M	2																								
e) Ventilated Currently Y N P ✓									—	2																								
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y ✓ N P			—	2	—	2			—	2																								
b) Fixtures, modern Y ✓ N P			—	2	—	2			—	2																								

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	3
b) Other	SM	3
c) Trim, loose, missing or det.	STU	3
d) Walls out of plumb ; Line ; Loca.	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills cracked, broken, or det.	—	—
b) Foundt. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	STL	2
11. FIRE ESCAPES	—	—
a) Type (ST, ML, CT, O)	WD	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	2
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	WD	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	—	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	—	X
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S) PMO	—	—
a) Foundation walls deteriorated	B	3
b) Cols, piers, loose, missing, det. C1	B	2
c) Ceiling loose, missing, det.	SM	3
d) Framing split, deteriorated	—	S
e) Impervious floor, broken, det., missing	CONC	2
f) Doors, bulkheads, deteriorated	WD	2
g) Wind. & skylts. deteriorated	X	—
h) Wind. & skylts. opaque and/or obst.	X	—
i) Stairs deteriorated	WD	3
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	2
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	1
o) Sump pump & pit Y N S	—	2
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	1
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P	—	2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	5
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	5
e) Ductwork: Yes No % Bldg.	—	5 PMO
Floor Area	—	—
f) 80 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. ~~LOBBY~~ & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	WD	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	—	X
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. 1 Y N	—	—
b) On Street Loading No. 0 Y N	—	—
c) R. R. Siding No. 0 Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Stringers det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd.	—	—
b) Freight No Capacity	—	—
c) Passenger No Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No.	—	—
g) Semi-automatic No	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech. Elec.	—	X
c) Portable Extinguishers Y N	—	1
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No ; to grade, No. ;	—	X
lateral, No.	—	X
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det TAR PAPER & FELT		2
b) Roof sags or out of line		2
c) Chimney(s) det. or out of plumb	X	—
PMO d) Gutters, dwnspts loose, missing, det.	STL	2
e) Cornices, facia, loose, missing, det	B	3
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

7

BLOCK 393

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 33/16 , OS-10

ADDRESS 20 Carver Street

OWNER/AGENT

ALSO KNOWN AS

DEMOLISHED

NOW LABELLED OS-10

Building Classified by Francis J. Conroy 4/17/73

Chas. T. Main, Inc. Date

Countersigned by [illegible]

Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/17/73

Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. [redacted] PARK PLAZA
BRA BLK. & PAR. NO. 393
BUILDING NO 33/16 = 05 10 NUMBER OF FLOORS
ADDRESS 20 Carver Street
OWNER/AGENT
ALSO KNOWN AS

Demolished

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material			
b) Base matl. loose, miss., broken			
c) Evidence of leaks			
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched			
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			
b) Other			
d) Walls out of plumb ; Line ; Loca.			
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			
b) Found, det., sinking, out of line			
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			
b) Cols, piers, loose, missing, det.			
d) Framing split, deteriorated			
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			
b) Roof sags or out of line			

FORM CBD-1 64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & LAR NO. 373 — WARD NO. DATE — A.M. — P.M

BUILDING NO 33/16

ADDRESS 20 Carver Street

OWNER AGENT

ALSO KNOWN AS 'TURKISH BATH'

No. Floors

No. D.U.'s

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brass
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def. det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A S D

Structure Converted: Yes No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13
Subbasement
Crawl Space

BUILDING TYPE: — OCCUPANCY GROUP: — YEAR BUILT:

MATERIAL/CONDITION

Item Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) %																																		
a) Cracks in base material																																		
b) Plaster, mall. loose, miss., broken																																		
c) Evidence of cracks																																		
2 INSIDE CEILINGS (OJ, PL, SM, C, HAc) %																																		
a) Cracks in base material																																		
b) Plaster, mall. loose, miss., broken																																		
c) Evidence of cracks																																		
3 FLOORS (WD, Conc) %																																		
a) Flooring worn, loose, or missing																																		
b) Floor sagging or pitched																																		
4 WINDOWS (WD, STL, AL) %																																		
a) Inoperable or deteriorated																																		
b) Wood & Sk. D. opaque and or obst.																																		
5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)																																		
a) Fixtures, Modern Y N P																																		
b) Fix., Vented Currently Y N P																																		
c) Supply lines																																		
d) Drain line																																		
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)																																		
a) Walls																																		
b) Ceiling																																		
c) Floor																																		
d) Partitions																																		
e) Ventilated, Currently Y N P																																		
7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)																																		
a) Wiring, exposed Y N P																																		
b) Fixtures, modern Y N P																																		

DEMOLISHED

	MATL	COND
8 OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.		
b) Other		
c) Trim, loose, missing or det.		
d) Walls out of plumb ; Line ; Loca.	—	
9 FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface loose, broken, or det.		
b) Found. det., sinking, out of line		
10 MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11 PRIMARY EGRESS	—	—
a) Exits (ST, AL, CT, O)		
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	
12 FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13 FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	
14 PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	
15 BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated		
b) Cols, piers, loose, missing, det.		
c) Ceiling loose, missing, det.		
d) Framing split, deteriorated		
e) Impervious floor, broken, det., missing		
f) Doors, bulkheads, deteriorated		
g) Wind. & skylts. deteriorated		
h) Wind. & skylts. opaque and/or obst.		
i) Stairs deteriorated		
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	
o) Sump pump & pit Y N S	—	
p) Enclosed boiler room Y N S		
q) Boiler room ventilated Y N S	—	
r) Boiler room door metal clad Y N S	—	
s) Boiler room door self closing Y N S	—	
No.	—	

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	
Method	—	
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P	—	
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling		
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	
b) On Street Loading No. Y N	—	
c) R. R. Siding No. Y N	—	
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.		
b) Str. members det., out of plumb, or line		
c) Found. piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det.		
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd.	—	
b) Freight No. Capacity	—	
c) Passenger No Capacity	—	
d) Sidewalk No Capacity	—	
e) Drive AC DC in Penthouse BST	—	
f) Manually operated No	—	
g) Semi-automatic No.	—	
h) Automatic No.	—	
i) Elevator(s) enclosed No.		
j) Empty elevator shaft No.		
k) Power Source, Purch. Generated	—	
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	
b) Fire Detectors, Mech. Elec	—	
c) Portable Extinguishers Y N	—	
d) Standpipes		
e) Fire Towers		
f) Fire Escapes, No ; to grade, No. ;		
lateral, No		
g) Emergency Lights	—	
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det.		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and or obst.		
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.		
b) Roof sags or out of line	—	
c) Chimney(s) det. or out of plumb		
d) Guttters, dwnspts, loose, missing, det		
e) Cornices, facia, loose, missing, det		
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	
b) Roof	—	
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	

30 COMMENT

Ref Item	

Date

Date

Date

Sheet

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 3 9 3

BUILDING NO. 39/21 = OS 10

ADDRESS Townsend Place

OWNER/AGENT

ALSO KNOWN AS

DEMOLISHED

NOW LABELLED OS 10

Building Classified by Francis Conway 4/17/73

Chas. T. Main, Inc. Date

Countersigned by [illegible] [illegible]

Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/17/73

Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. [redacted] PARK PLAZA
BRA BLK. & PAR. NO. 393
BUILDING NO 39/21 = 05 10 NUMBER OF FLOORS
ADDRESS Townsend Place
OWNER/AGENT
ALSO KNOWN AS

Demolished

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material			
b) Base matl. loose, miss., broken			
c) Evidence of leaks			
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched			
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			
b) Other			
d) Walls out of plumb ; Line ; Loca.			
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			
b) Found, det., sinking, out of line			
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			
b) Cols, piers, loose, missing, det.			
d) Framing split, deteriorated			
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			
b) Roof sags or out of line			

FORM CBD-1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 395

WARD NO. DATE 5 3 9 72 A.M. P.M.

BUILDING NO 39/21

ADDRESS Townsend Place

OWNER-AGENT

ALSO KNOWN AS

No. Floors

No. D.U.'s

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A S D

Structure Converted: Yes No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13
Subbasement
Crawl Space

BUILDING TYPE: OCCUPANCY GROUP: YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST		BST		1		MEZ		2		3		4		5		6		7		8		9		10		11		12		14		15	
	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %																																		
a) Cracks in brick material																																		
b) Brick mat'l loose, miss., broken																																		
c) Evidence of leaks																																		
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %																																		
a) Cracks in base material																																		
b) Base mat'l loose, miss., broken																																		
c) Evidence of leaks																																		
3. FLOORS (WD, Conc.) %																																		
a) Flooring worn, loose or missing																																		
b) Floor sagging or pitched																																		
4. WINDOWS (WD, STL, AL) %																																		
a) Inoperable or deteriorated																																		
b) Wind. & Sashes operable and/or obst.																																		
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)																																		
a) Fixtures, Modern Y N P																																		
b) Fix., Vented Currently Y N P																																		
c) Supply lines																																		
d) Drain lines																																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)																																		
a) Walls																																		
b) Ceiling																																		
c) Floor																																		
d) Partitions																																		
e) Ventilated, Currently Y N P																																		
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)																																		
a) Wiring, exposed Y N P																																		
b) Fixtures, modern Y N P																																		

DEMOLISHED

39/21 - 05-1

	MATL	COND
8. **OUTSIDE WALLS** (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.		
b) Other		
c) Trim, loose, missing or det.		
d) Walls out of plumb ; Line ; Loca.	—	
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface loose, broken, or det.		
b) Found, det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. PRIMARY EGRESS	—	—
a) Is to (ST, AL, CT, O)		
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated		
b) Cols, piers, loose, missing, det.		
c) Ceiling loose, missing, det.		
d) Framing split, deteriorated		
e) Impervious floor, broken, det., missing		
f) Doors, bulkheads, deteriorated		
g) Wind. & skylts. deteriorated		
h) Wind. & skylts. opaque and/or obst.		
i) Stairs deteriorated		
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	
o) Sump pump & pit Y N S	—	
p) Enclosed boiler room Y N S		
q) Boiler room ventilated Y N S	—	
r) Boiler room door metal clad Y N S	—	
s) Boiler room door self closing Y N S	—	
No.	—	

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P	—	
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling		
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	
b) On Street Loading No. Y N	—	
c) R. R. Siding No. Y N	—	
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.		
b) Str. mmbrs det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det.		
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd.	—	
b) Freight No. Capacity	—	
c) Passenger No. Capacity	—	
d) Sidewalk No. Capacity	—	
e) Drive AC DC in Penthouse BST	—	
f) Manually operated No.	—	—
g) Semi-automatic No.	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No.		
j) Empty elevator shaft No.		
k) Power Source, Purch. Generated	—	
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	
b) Fire Detectors, Mech. Elec.	—	
c) Portable Extinguishers Y N	—	
d) Standpipes		
e) Fire Towers		
f) Fire Escapes, No. ; to grade, No. ;		
lateral, No.		
g) Emergency Lights	—	
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det.		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and/or obst.		
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.		
b) Roof sags or out of line	—	
c) Chimney(s) det. or out of plumb		
d) Guttters, dwnspts, loose, missing, det.		
e) Cornices, facia, loose, missing, det.		
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	
b) Roof	—	
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	

30. COMMENT

Ref. Item	

Building Surveyed by _____ Date

Countersigned by _____ Date

Boston Redevelopment Authority

Project Engineer _____ Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 34/17

ADDRESS 14 and 16 Carver Street

OWNER/AGENT

ALSO KNOWN AS Hounds Tooth Tavern

The first floor of this building is sagging in places and the wooden stairs are badly pitched downward away from the walls thru all four stories. The stairwells are not fire enclosed.

The plaster ceilings and walls in the stairwells are cracked and deteriorated.

The roof access hatch frame is wood, badly deteriorated; and the roof access ladder is wood and is falling apart.

The boiler is not enclosed in a room.

SUBSTANDARD

Building Classified by Francis J. Conroy — 4/10/73

Chas. T. Main, Inc. — Date

Countersigned by David C. Ellis — 4/11/73

Authorized Officer, Chas T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/12/73

Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393
BUILDING NO 34/17 **NUMBER OF FLOORS** 4+BSM
ADDRESS 14-16 Carver Street
OWNER/AGENT Boston Realty Trust
ALSO KNOWN AS Howard's Tooth

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	6	3	2.0
b) Base matl. loose, miss., broken	5	2	2.5
c) Evidence of leaks	5	2	2.5
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	11	5	2.2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			X
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			1.0
b) Found, det., sinking, out of line			1.0
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1.0
b) Cols, piers, loose, missing, det.			2.0
d) Framing split, deteriorated			2.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1.0
b) Roof sags or out of line			1.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{87}{45} = 1.93$

Minor Defects = 0
Major Defects = 3

BOSTON REDEVELOPMENT AUTHORITY

FORM CBD-1 64

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & P/R. NO. 393

BUILDING NO. 34/17

WARD NO. DATE 3/23/73 A.M. ✓ P.M.

ADDRESS 14+16 CARVER ST

OWNER/AGENT BOBSON REALTY TRUST

ALSO KNOWN AS HOUNDS TOOTH TAVERN + APTS

No. Floors 4 + B ST

No. D.U.'s 10

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
I-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A S ✓ D

Structure Converted: Yes No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 NONE
Subbasement NONE
Crawl Space NONE

BUILDING TYPE: IV

OCCUPANCY GROUP:

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	~~S-BST~~ M	~~S-BST~~ C	BST M	BST C	1 M	1 C	~~MEZ~~ M	~~MEZ~~ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			STO	2	WD	1			PL	5	PL	3																						
b) Base matl loose, miss., broken			—	2					—	5	—	3																						
c) Evidence of leaks			—	2					—	5	—	3																						
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material					HAc	1			PL	5	PL	3	PL	5																				
b) Base matl loose, miss., broken			OJ		PL				—	5	—	5	—	5																				
c) Evidence of leaks									—	5	—	5	—	5																				
3. FLOOR (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			Conc	3	WD	2			WD	2	WD	2	WD	2																				
b) Floor sagging or pitched			—	2	—	3			—	2	—	2	—	2																				
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			WD	3	WD	3			WD	3	WD	3	WD	3																				
b) Wind. & Skylts. opaque and/or obst.				3	—	1			—	2	—	1	—	1																				
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P									—	5	—	5	—	5																				
b) Fix., Vented, Currently Y ✓ N P									—	5	—	5	—	5																				
c) Supply lines			CU	1	CU	1			—	5	—	5	—	5																				
d) Drain lines			CI	1	CI	1			—	5	—	5	—	5																				
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	—	WD	1			—	5	—	5	—	5																				
b) Ceiling					HA	1			—	5	—	5	—	5																				
c) Floor					WD	2			—	5	—	5	—	5																				
d) Partitions						X			—	5	—	5	—	5																				
e) Ventilated, Currently Y ✓ N P									—	5	—	5	—	5																				
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	2	—	1			—	5	—	5	—	5																				
b) Fixtures, modern Y N P ✓									—	5	—	5	—	5																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	—
c) Trim, loose, missing or det	—	—
d) Walls out of plumb ___, Line ___; Loca.	—	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sills rotted, broken, or det	B S/O	1
b) Found. det., sinking, out of line		1
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	✓	X
11. [illegible] EGRESS		
a) Is to (S), AL, CT, O)	STC	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. ___	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT ENT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N ✓ P		
b) Walls cracked, broken, or det.	PL	4
c) Ceilings cracked, broken, or det.	PL	4
d) Floors worn, sagging, or det.	WD	4
* e) Stairs worn, broken, sagging	WD	4
f) Railings loose, broken, missing	WD	3
g) Lighting fixtures present, Operable Y ✓ N	—	—
h) Panic Bars Y N ✓	—	X
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	STO	1
b) Cols, piers, loose, missing, det.	B	2
c) Ceiling loose, missing, det.	OJ	2
d) Framing split, deteriorated	WD	2
e) Impervious floor, broken, det., missing	Conc	2
f) Doors, bulkheads, deteriorated	WD	3
g) Wind. & skylts deteriorated	WD	2
h) Wind. & skylts. opaque and/or obst.	WD	3
i) Stairs deteriorated	STO	3
j) Stairs obstructed Y ✓ N P	—	—
k) Lighting fix. present, operable Y ✓ N S	—	—
l) Cellar properly ventilated Y N ✓ S	—	—
m) Free of dampness, water Y ✓ N S	—	—
n) Plumbing, leaks & corrosion Y N ✓ S	—	—
o) Sump pump & pit Y N S ✓	—	—
p) Enclosed boiler room Y N ✓ S	—	—
q) Boiler room ventilated Y N ✓ S	—	—
r) Boiler room door metal clad Y N ✓ S	—	X
s) Boiler room door self closing Y N ✓ S	—	X
No. ___	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, Gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	C.I	4
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC ✓ DC		
b) Volts 120 208 480		
c) Switchgear, modern Y N P ✓	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons	—	—
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.		
Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. Y N ✓	—	—
b) On Street Loading No. 1 Y ✓ N	—	—
c) R. R. Siding No. Y N ✓	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring broke, missing, or det	—	—
b) Str members det., out of plumb, or line	—	—
c) Found. piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable Hyd.	—	—
b) Freight No Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi automatic No	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated ___	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech Elec	—	—
* c) Portable Extinguishers Y N ✓	—	—
d) Standpipes C	—	—
e) Fire Towers C	—	—
f) Fire Escapes, No 0 ; to grade, No. ;	—	—
lateral, No.	—	—
g) Emergency Lights ✓	—	1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and or obst	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)		
* a) Roof matl loose, missing, or det	TGL	1
b) Roof sags or out of line	—	1
c) Chimney(s) det or out of plumb	B	1
d) Guttters, dwnspts, loose, missing, det	SM	1
e) Cornices, facia, loose, missing, det	B	1
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

34

30. COMMENT

34/17

Ref. Item	
28a	Roof access hatchway is wood badly deteriorated. Roof access ladder is wood, falling apart.
26c	One CO_2 nozzle system built over stove in tavern kitchen with remote control
13e	Stair-way in #14 is sagging badly on every flight.

Building Surveyed by Robert O Smith 3/23/73 Date

Countersigned by David C Wood 4/12/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/12/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 35/18

ADDRESS 12 Carver Street

OWNER/AGENT

ALSO KNOWN AS Ramrod Room

All window sash is wood and most of it is in poor condition.

The wooden basement stairway is steep, and provides a very difficult access.

The basement floor is concrete, and it is cracked, uneven, and in poor condition.

Wood partitioning and framing in the basement is in poor condition.

SUBSTANDARD

Building Classified by Francis J. Conroy — 4/11/73

Chas. T. Main, Inc. — Date

Countersigned by [illegible] — [illegible]

Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/13/73

Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & LOT NO. 393
BUILDING NO 35/18 NUMBER OF FLOORS 4+ Bsf
ADDRESS 12 Carver Street
OWNER/AGENT
ALSO KNOWN AS Ramrod Room

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ..... %	—	—	—
a) Cracks in base material	7	5	1.4
b) Base matl. loose, miss., broken	7	5	1.4
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc) ..... %	—	—	—
b) Floor sagging or pitched	11	5	2.2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			^
d) Walls out of plumb ; Line ; Loca.			1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Sarla.e loose, broken, or det.			3
b) Found, det., sinking, out of line			5
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			2.0
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1.0
b) Cols, piers, loose, missing, det.			3.0
d) Framing split, deteriorated			4.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1.0
b) Roof sags or out of line			1.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{122}{73} = 1.67$ Minor Defects = 0

Major Defects = 3

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO.

WARD NO. DATE 3/23/73 (A.M.) P.M.

BUILDING NO. 35/18

ADDRESS 12 CARVER ST.

OWNER/AGENT

ALSO KNOWN AS HERBIES RAMROD TAVERN

No. Floors 4 + BST

No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel
FB — FIBER BOARD

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A S ✓ D

Structure Converted: Yes No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement NO
Crawl Space YES

BUILDING TYPE IV OCCUPANCY GROUP: B YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST (X) M	S-BST C	BST M	BST C	1 M	1 C	MEZ (X) M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			STO	1	PL	1			PL	2	PL	2	FB/WD	1																				
b) Base matl loose, miss., broken			—	1	—	1			"	2	—	2		1																				
c) Evidence of leaks			—	1	—	2			—	1	—	1	—	1																				
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			OJ	2	PL	1			PL	2	PL	1	FB/WD	1																				
b) Base matl loose, miss., broken			—	2	—	1			—	1	—	1		1																				
c) Evidence of leaks			—	1	—	2			—	1	—	1	—	1																				
3. FLOORS (WD, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			WD	2	WD	2			WD	2	WD	2	WD	1																				
b) Floor sagging or pitched			WD	2	—	2			—	3	—	2	—	2																				
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	WD	3			WD	3	WD	3	WD	3																				
b) Wind. & Skylt. opaque and/or obst.			—	X	—	4			—	4	—	3	—	2																				
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P									C	3			—																					
b) Fix., Vented, Currently Y ✓ N P									—	1			—																					
c) Supply lines			CU	1	CU	1			CU	1			—																					
d) Drain lines			CI	1	CI	1			CI	1			—																					
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls									T	1		—	—																					
b) Ceiling									FL	1		—	—																					
c) Floor									T	1		—	—																					
d) Partition									WD/S	2/5		—	—																					
e) Ventilated, Currently Y N P																																		
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P ✓			—	2	—	1			—	1	—	2	—	1																				
b) Fixtures, modern Y N ✓ P			—	—	—	1			—	1	—	1	—	1																				

35/18

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	—
c) Trim, louse, missing or det.	—	—
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sarface loose, broken, or det.	—	S
b) Found, det, sinking, out of line	—	S
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	X
11. PRIMARY EGRESS	—	—
a) Is to (ST, AL, CT, O)	Conc	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
c) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	1
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	STO	1
b) Cols, piers, loose, missing, det.	B	3
c) Ceiling loose, missing, det.	OJ	—
d) Framing split, deteriorated	WD	4
e) Impervious floor, broken, det., missing	Conc	3
f) Doors, bulkheads, deteriorated	WD	3
g) Wind. & skylts. deteriorated	—	—
h) Wind. & skylts. opaque and/or obst.	—	—
i) Stairs deteriorated	WD	4
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	4
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	1
o) Sump pump & pit Y N S	—	5
p) Enclosed boiler room Y N S	—	4
q) Boiler room ventilated Y N S	—	4
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	1
Hot Water btu/hr	—	1
Steam btu/hr	—	1
c) Pipe Coils, Radiators	—	1
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) 80 % of building A/C (No. of floors) 3	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. 40 °F	—	—
c) Condenser	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No Y N	—	—
b) On Street Loading No. 1 Y N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Stringbrs det, out of plomb, or line	—	—
c) Found, piers, det, or out of line	—	—
d) Stairs to grade	—	—
e) Ceiling loose, broken, missing, or det	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd	—	—
b) Freight No. Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech. Elec.	—	X
c) Portable Extinguishers Y N	—	1
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No 2 ; to grade, No. 2 ;	STL	1
lateral, No	—	—
g) Emergency Lights	—	1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	TGG	1
b) Roof saga or out of line		1
c) Chimney(s) det or out of plumb	B	1
d) Guttters, dwnspts, loose, missing, det.	SM	1
e) Cornices, facia, loose, missing, det	WD/B	1
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref. Item	
	The building is structurally sound & is used for piano storage & repair
14(m)	Some evidence of water seepage through the basement walls. Basement floor is damp & drains to a sump which gets pumped out as required
28(c)	This brick chimney has serious diagonal cracking above roof level & requires work
28(e)	Some repair work is needed on flashings & cappings.

Building Surveyed by [signature] [signature] Mar 12 1973.
Date

Countersigned by [signature] 4/20/73
Date

Boston Redevelopment Authority Warren J Vincent 4/17/73
Project Engineer Date

Sketch

MAIN

CHAS T. MAIN, INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 3 9 3

BUILDING NO. 11/23

ADDRESS 8 Carver Street

OWNER AGENT J. F. Murphy, Jr.

ALSO KNOWN AS

The building appears to be structurally sound.

Basement walls show evidence of some leaks.

The brick chimney has a diagonal crack above the roof level.

Flashing and parapet caps show some deterioration.

STANDARD

Building Classified by _____ Chas. T. Main, Inc. _____ Date _____

Countersigned by _____ Authorized Officer Chas. T. Main, Inc. _____ Date _____

Boston Redevelopment Authority _____ Henry J. Vincent _____ Date 4/7/73

Professional Engineer

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393
BUILDING NO 1123 **NUMBER OF FLOORS** 5 + Bas
ADDRESS 8 Carver Street
OWNER/AGENT J. F. Murphy Jr
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	2	1	2.0
b) Base matl. loose, miss., broken	2	1	2.0
c) Evidence of leaks	9	6	1.5
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	10	6	1.66
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found. det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			1

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{177}{111} = 1.6$

Minor Defects = 0

Major Defects = 0

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & LOT NO. 393

WARD NO. DATE 5 3-12-73 A.M. P.M.

BUILDING NO. 11/23

ADDRESS 8 Carver Street

OWNER/AGENT J. F. Murphy Jr.

ALSO KNOWN AS

No. Floors 5

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies nr deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: II OCCUPANCY GROUP: G YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in b. material			B	2	B	2			B	2	B	2	B	2	B	2																		
b) Base moth. loose, miss., broken			B	2	B	2			B	2	B	2	B	2	B	2																		
c) Evidence of leaks			—	2	—	1			—	1	—	2	—	1	—	2																		
2 INSIDE CEILINGS (OI PL SM C HAc) WD % Conc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in b. material 80% WD			Conc	2	WD	2			WD	2	WD	2	WD	2	WD	2																		
b) Base moth. loose, miss., broken			Conc	2	WD	2			WD	2	WD	2	WD	2	WD	2																		
c) Evidence of leaks			—	1	—	1			—	1	—	2	—	2	—	2																		
3 FLOORS (WD, Conc) 90% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing 10% Conc			Conc	2	—	1			WD	1	WD	1	WD	1	WD	1																		
b) Floor sagging or pitched			—	2	—	2			—	1	—	2	—	2	—	1																		
4 WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	WD	1			[illegible]	1	WD	2	WD	2	WD	2																		
b) Wood. & Sk. opaque and or obst.			—	X	WD	1			—	1	WD	2	WD	2	WD	2																		
5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			CI	2	C	2			C	2	C	2	C	2	C	2																		
b) Fix., Vented Currently Y ✓ N P			—	X	CI	1			CI	1	CI	1	CI	1	CI	1																		
c) Supply line			CU	2	CU	2			CU	2	CU	2	CU	2	CU	2																		
d) Drain line			CI	2	CI	1			CI	1	CI	1	CI	1	CI	S																		
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	X	PL	2			PL	2	PL	2	PL	2	PL	2																		
b) Ceiling			—	X	PL	2			PL	2	PL	2	PL	2	PL	2																		
c) Floor			—	X	WD	2			WD	2	WD	2	WD	2	WD	2																		
d) Partitions			—	X	WD	2			WD	2	WD	2	WD	2	WD	2																		
e) Ventilated, Currently Y N ✓ P			—	S	—	S			—	S	—	S	—	S	—	S																		
7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	1	—	1			—	1	—	1	—	1	—	1																		
b) Fixtures, modern Y N ✓ P			—	2	—	2			—	2	—	2	—	2	—	2																		

11/22

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	1
b) Other	—	—
c) Trim, loose, missing or det.	SM	1
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills loose, broken, or det.	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	X
11. PASSAGE EGRESS	—	—
a) Is to (STREET, CT, O)	WD	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓ P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	1
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	STL	1
g) Lighting fixtures present, Operable Y ✓ N	—	—
h) Panic Bars Y N ✓	—	X
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	2
b) Cols, piers, loose, missing, det.	STL	1
c) Ceiling loose, missing, det.	PL	2
d) Framing split, deteriorated	STL	1
e) Impervious floor, broken, det., missing	Conc	2
f) Doors, bulkheads, deteriorated	—	X
g) Wind. & skylts. deteriorated	—	X
h) Wind. & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	STL	1
j) Stairs obstructed Y N ✓ P	—	—
k) Lighting fix. present, operable Y ✓ N S	—	—
l) Cellar properly ventilated Y ✓ N S	—	2
m) Free of dampness, water ✱ Y N ✓ S	—	—
n) Plumbing, leaks & corrosion Y ✓ N S	—	1
o) Sump pump & pit Y ✓ N S	—	1
p) Enclosed boiler room Y N ✓ S	—	X
q) Boiler room ventilated Y ✓ N S	—	1
r) Boiler room door metal clad Y N ✓ S	—	X
s) Boiler room door self closing Y N ✓ S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	X
Hot Water btu/hr	—	X
Steam btu/hr	CI	1
c) Pipe Coils, Radiators	CI	1
Unit Heaters, Finned Tube, Ducts	—	X
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	1
c) Capacity 65 gph 180 °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts 120-208 480	—	—
c) Switchgear, modern Y ✓ N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 2 Y ✓ N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.	—	—
b) Str. mnbrs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd.	—	1
b) Freight No. 1 Capacity 2000 lbs	—	1
c) Passenger No. — Capacity —	—	X
d) Sidewalk No. — Capacity —	—	X
e) Drive AC ✓ DC in Penthouse ✓ BST	—	1
f) Manually operated No. —	—	—
g) Semi-automatic No. +	—	—
h) Automatic No. —	—	—
i) Elevator(s) enclosed No. 1	STL	1
j) Empty elevator shaft No. —	—	X
k) Power Source, Purch. ✓ Generated	—	1
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech. Elec.	—	X
c) Portable Extinguishers Y ✓ N	—	1
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No. ; to grade, No. ;	—	X
lateral, No. 1	—	1
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y ✓ N	—	2
b) Stairs worn, broken, sagging	STL	2
c) Walls cracked, broken, or det.	PL	2
d) Wind. & skylts deteriorated STL	—	2
e) Wind. & skylts opaque and/or obst.	—	1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	T&G	2
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb ✱	B	3
d) Guttters, dwnspts, loose, missing, det.	—	X
e) Cornices, facia, loose, missing, det. ✱	SM	3
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

35/18

Ref. Item	
16a	Control wiring is exposed at control box.
15i	Basement stairway is steep, tortuous, deteriorated wood.
15d & f	Basement floor and woodwork is cracked and uneven, in poor condition

Building Surveyed by Robert O Smith — Date 3/23/73

Countersigned by Dan'l C Moore — Date 4/13/73

Boston Redevelopment Authority — Project Engineer Warren J. Vincent — Date 4/13/73

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 37/19

ADDRESS 2-4-6 Townsend Place

OWNER/AGENT J. F. Murphy, Jr.

ALSO KNOWN AS

A severe diagonal crack exists in the penthouse wall, but the rest of the building appears to be in sound condition.

A brick chimney on the party wall at the south-west has loose brickwork at the top. Some bricks have fallen from it onto the warehouse roof.

STANDARD

Building Classified by Francis J. Conroy — 4/10/73

Chas. T. Main, Inc. — Date

Countersigned by David C. Ward — 4/11/73

Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/12/73

Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393
BUILDING NO 37/19 NUMBER OF FLOORS
ADDRESS 2-4-6 Townsend Place
OWNER/AGENT J. F. Murphy Jr.
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ....%	—	—	—
a) Cracks in base material	2	1	2.0
b) Base matl. loose, miss., broken	2	1	2.0
c) Evidence of leaks	9	5	1.8
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	8	5	1.6
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1.0
b) Cols, piers, loose, missing, det.			1.0
d) Framing split, deteriorated			1.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1.0
b) Roof sags or out of line			1.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{89}{53} = 1.53$ Minor Defects = 0

Major Defects = 0

FORM CBD 1 74

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & LOT NO. 393

WARD NO. DATE 5 3-12-73 A.M. (P.M.)

BUILDING NO. 37/19

ADDRESS 2-4-6 Townsend Place

OWNER AGENT J. F. Murphy Jr.

ALSO KNOWN AS

No. Floors 4

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE II OCCUPANCY GROUP: G YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			B	2	—	S			—	S	—	S	—	S																				
b) Base matl. loose, miss., broken 100% B			B	2	—	S			—	S	—	S	—	S																				
c) Evidence of leaks			—	1	—	2			—	2	—	2	—	2																				
2 INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			—	S	—	S			—	S	—	S	—	S																				
b) Base matl. loose, miss., broken			—	S	—	S			—	S	—	S	—	S																				
c) Evidence of leaks			—	1	—	1			—	1	—	1	—	1																				
3 FLOORS (WD, Conc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			Conc	1	WD	1			WD	1	WD	1	WD	1																				
b) Floor surface out pitched			Conc	2	WD	1			WD	1	WD	2	WD	2																				
4 WINDOWS (WD, STL, AL) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			WD	2	WD	2			WD	2	WD	2	WD	2																				
b) Wind. & Sk. Opaque and or obst.			WD	2	WD	2			WD	2	WD	2	WD	2																				
5 UTILITIES (PLUMBING) (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P			—	—	—	—			—	—	—	—	—	—																				
b) Fix., Vented, Currently Y N P			—	—	—	—			—	—	—	—	—	—																				
c) Supply lines			—	—	—	—			—	—	—	—	—	—																				
d) Drain lines			—	—	—	—			—	—	—	—	—	—																				
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	—	—	—			—	—	—	—	—	—																				
b) Ceiling			—	—	—	—			—	—	—	—	—	—																				
c) Floor			—	—	—	—			—	—	—	—	—	—																				
d) Partitions			—	—	—	—			—	—	—	—	—	—																				
e) Ventilated, Currently Y N P			—	—	—	—			—	—	—	—	—	—																				
7 UTILITIES (ELECTRICAL) (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	1	—	1			—	1	—	1	—	1																				
b) Fixtures, modern Y N ✓ P			—	2	—	2			—	2	—	2	—	2																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	—
c) Trim, loose, missing or det	SM	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills cracked, broken, or det	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. PUBLIC EXITS	—	—
a) To (ST, AL, CT, O)	—	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	—
b) Walls cracked, broken, or det	PL	2
c) Ceilings cracked, broken, or det.	—	X
d) Floors worn, sagging, or det	Conc	2
e) Stairs worn, broken, sagging	Conc	2
f) Railings loose, broken, missing	STL	2
g) Lighting fixtures present, Operable Y ✓ N	—	—
h) Panic Bars Y N ✓	—	X
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	1
b) Cols, piers loose, missing, det	B	1
c) Ceiling loose, missing, det.	Sm	1
d) Framing split, deteriorated	Sm	1
e) Impervious floor, broken, det., missing	Conc	1
f) Doors, bulkheads, deteriorated	—	X
g) Wind. & skylts. deteriorated	WD	2
h) Wind. & skylts. opaque and/or obst.	WD	2
i) Stairs deteriorated	STL	2
j) Stairs obstructed Y N ✓ P	—	—
k) Lighting fix. present, operable Y ✓ N S	—	—
l) Cellar properly ventilated Y ✓ N S	—	1
m) Free of dampness, water Y ✓ N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	X
o) Sump pump & pit Y N ✓ S	—	—
p) Enclosed boiler room Y N ✓ S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam * Tenant Supplied steam from 8 Carver St	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	CI	1
c) Pipe Coils, Radiators	CI	1
Unit Heaters, Finned Tube, Ducts	—	X
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC ✓	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y ✓ N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y ✓ N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. mmbrs det., out of plumb, or line	—	—
c) Found. piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd	—	1
b) Freight No 1 Capacity 5000 lbs	—	1
c) Passenger No Capacity	—	X
d) Sidewalk No. Capacity	—	X
e) Drive AC DC ✓ in Penthouse BST ✓	—	1
f) Manually operated No 1	—	—
g) Semi-automatic No	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	X
j) Empty elevator shaft No	—	X
k) Power Source, Purch. ✓ Generated	—	1
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech Elec	—	X
c) Portable Extinguishers Y ✓ N	—	1
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No 1 ; to grade, No. 1 ; lateral, No.	SM	2
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	1
b) Stairs worn, broken, sagging	—	X
c) Walls cracked, broken, or det *	B	3
d) Wind. & skylts deteriorated	STL	2
e) Wind. & skylts opaque and or obst	—	1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det	T&G	1
b) Roof sags or out of line	—	1
c) Chimney(s) det or out of plumb *	B	3
d) Guttters, dwnspts, loose, missing, det	—	X
e) Cornices, facia, loose, missing, det	SM	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

37/19

30. COMMENT

37/19

Ref. Item	
Note	This building is used as a piano storage warehouse
16a.	Steam for heating is purchased from 8-Carver St
27c	Some diagonal cracking has occured in the brick walls of the penthouse, also some displacement
28c	Abutting brick chimney at South West corner has loose brickwork for the top 2 Ft. Some bricks have already dropped on to the warehouse roof
6.	Toilet rooms have been abandoned.

The structure as such is in good condition

Building Surveyed by [signature] [signature] Mar 12 1973 Date

Countersigned by [signature] 4/11/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/12/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 3 9 3

BUILDING NO. 38/20

ADDRESS 8 Townsend Place

OWNER/AGENT John Meldon

ALSO KNOWN AS

The building shell appears sound. The interior stairs are worn and they sag.

The hung ceiling on the third floor pitches and sags unevenly.

The mortar is loose and missing on the two brick chimneys. One chimney is out of plumb above the roof line.

STANDARD

Building Classified by Francis Conroy — 4/17/73

Chas. T. Main, Inc. — Date

Countersigned by Paul [illegible] — [illegible]

Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/17/73

Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393
BUILDING NO 38/20 NUMBER OF FLOORS 3 + BSM
ADDRESS 8 Townsend Place
OWNER/AGENT John Meldon
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	4	4	1.0
b) Base matl. loose, miss., broken	4	4	1.0
c) Evidence of leaks	4	4	1.0
3. FLOORS (WD, Conc) .....%.	—	—	—
b) Floor sagging or pitched	7	4	1.75
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			—
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1
b) Roof sags or out of line			1

Minor Deterioration = $\frac{\text{score}}{\text{count}} = \frac{87}{75} = 1.16$

Minor Defects = 0

Major Defects = 0

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR NO. 342

BUILDING NO 30/20

WARD NO. DATE 5 3 27 73 A.M. P.M.

ADDRESS 6 Townsend Place

OWNER/AGENT John Meldon

ALSO KNOWN AS

No. Floors 3 + BST

No. D.U.'s 2

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. - det. 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A S ✓ D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: IV

OCCUPANCY GROUP: I

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL/WD	1	PL/WD	1			WD	1	WD	1																						
b) Base matl loose, miss., broken			—	1	—	1			—	1	—	1																						
c) Evidence of leaks			—	1	—	1			—	1	—	1																						
2 INSIDE CEILINGS (OJ, PL, SM, C, HAc) 50% PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
* a) Cracks in base material * 50% WD			WD	1	PL	1			PL	1	HAc	1																						
b) Base matl loose, miss., broken			—	1	—	1			—	1	—	1																						
c) Evidence of leaks			—	1	—	1			—	1	—	1																						
3 FLOORS (WD, Conc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			WD	1	WD	1			WD	1	WD	1																						
b) Floor sagging or patched			—	1	—	1			—	2	—	3																						
4 WINDOWS (WD, STL, AL) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			WD	1	WD	1			WD	1	WD	1																						
b) Wind. & Sk. Lt. opaque and/or obst			—	1	—	1			—	1	—	1																						
5 UTILITIES / PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			SR	1	—	X			C	1	C	1																						
b) Fix., Vented, Currently Y ✓ N P			—	1	—	X			CI	1	CI	1																						
c) Supply lines			—	S	—	X			CU	1	CU	1																						
d) Drain lines			—	S	—	X			CI	1	CI	1																						
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	X	—	X			WD	1	T-WD	1																						
b) Ceiling			—	X	—	X			PL	1	PL	1																						
c) Floor			—	X	—	X			WD	1	WD	1																						
d) Partitions			—	X	—	X			—	X	—	X																						
e) Ventilated, Currently Y ✓ N P			—	X	—	X			—	1	—	1																						
7 UTILITIES / ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	1	—	1			—	1	—	1																						
b) Fixtures, modern Y N P ✓			—	2	—	2			—	2	—	2																						

38/20

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	—
c) Trim, loose, missing or det.	—	—
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface bde, broken, or det.	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. PRIMARY EGRESS	—	—
a) Is to (ST, AL, CT, O)	WD	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	3
f) Railings loose, broken, missing	WD	1
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	X
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	—	—
b) Cols, piers, loose, missing, det.	Stone	1
c) Ceiling loose, missing, det.	—	—
d) Framing split, deteriorated	PL	1
e) Impervious floor, broken, det., missing	WD	1
f) Doors, bulkheads, deteriorated	Cor	1
g) Wind. & skylts. deteriorated	WD	2
h) Wind. & skylts. opaque and/or obst.	WD	2
i) Stairs deteriorated	—	1
j) Stairs obstructed Y N P	WD	2
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	1
n) Plumbing, leaks & corrosion Y N S	—	—
o) Sump pump & pit Y N S	—	X
p) Enclosed boiler room Y N S	—	S
q) Boiler room ventilated Y N S	WD	1
r) Boiler room door metal clad Y N S	—	1
s) Boiler room door self closing Y N S	—	X
No. 2	—	X
	—	2

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	CI	1
c) Pipe Coils, Radiators	CI	1
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	1
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	X
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	1
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	X
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	X
c) Ductwork: Yes No % Bldg.	—	X
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. Y N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.	—	—
b) Str. mmbrs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd.	—	—
b) Freight No. Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech. Elec.	—	—
c) Portable Extinguishers Y N	—	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. ; to grade, No. ;	—	—
lateral, No.	—	—
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det. Felt + Tar	—	1
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	B	2
d) Gutters, dwnspts, loose, missing, det.	Sm	1
e) Cornices, facia, loose, missing, det.	B	1
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref. Item	
2 a	HAC ceiling on the 3rd floor pitching and sagging.
14(c)	Stairs worn, sagging and pitching to the front.
28(c)	Two chimneys on the left side. Evidence of some repair work seen but need additional work. Portion above roof line out of plumb.

Building Surveyed by Williams, Robert O Smith 3/2/73 Date

Countersigned by David C Thomas 4/10/73 Date

Boston Redevelopment Authority Project Engineer Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 40/22

ADDRESS Townsend Place

OWNER/AGENT

ALSO KNOWN AS Lane's Furniture Warehouse

Only a cursory inspection was permitted by the owner. This building appears to be in about the same condition as at the 1970 inspection.

STANDARD

Building Classified by Francis J. Conroy 4/11/73

Chas. T. Main, Inc. Date

Countersigned by Daniel C. Stanek 4/13/73

Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/13/73

Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & FAR. NO. 393
BUILDING NO 40/22 NUMBER OF FLOORS
ADDRESS Townsend Place
OWNER/AGENT Mr. Lane
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ....%	—	—	—
a) Cracks in base material	8	4	2.0
b) Base matl. loose, miss., broken	8	4	2.0
c) Evidence of leaks	4	4	1.0
3. FLOORS (WD, Conc) .....%.....	—	—	—
b) Floor sagging or pitched	4	4	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			S
b) Cols, piers, loose, missing, det.			S
d) Framing split, deteriorated			S
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			1

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{61}{41} = 1.49$ Minor Defects = 0

Major Defects = 0

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & LAR. NO. 393

WARD NO. DATE 5 3-15-23 A.M. P.M.

BUILDING NO. 40/22

ADDRESS Townsend Place

OWNER/AGENT Mr. Lane

ALSO KNOWN AS

No. Floors 4

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slat

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. - det. 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement V
Crawl Space ^

BUILDING TYPE: I OCCUPANCY GROUP: G YEAR BUILT: 1915

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100 % Conc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			Conc	S	Conc	2			Conc	2	Conc	2	Conc	2																				
b) Base matl. loose, miss., broken			—	S	—	2			—	2	—	2	—	2																				
c) Evidence of leaks			—	S	—	1			—	1	—	1	—	1																				
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100 % Conc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			Conc	S	Conc	2			Conc	2	Conc	2	Conc	2																				
b) Base matl. loose, miss., broken			—	S	—	2			—	2	—	2	—	2																				
c) Evidence of leak			—	S	—	1			—	1	—	1	—	1																				
FLOORS (WD, Conc) 100 % Conc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			Conc	S	Conc	1			Conc	1	Conc	1	Conc	1																				
b) Floor sagging or pitched			—	S	—	1			—	1	—	1	—	1																				
4. WINDOWS (WD, STL, AL) 100 % STL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	S	STL	2			STL	2	STL	2	STL	2																				
b) Wind. & Sk. Pr. opaque and/or obst.			—	S	—	1			—	1	—	1	—	1																				
5. UTILITIES (ELECTRICAL) (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P			—	X	—	X			—	X	—	X	—	X																				
b) Fix., Vented, Currently Y N P			—	X	—	X			—	X	—	X	—	X																				
c) Supply lines			—	X	—	X			—	X	—	X	—	X																				
d) Drain lines			—	X	—	X			—	X	—	X	—	X																				
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	X	—	X			—	X	—	X	—	X																				
b) Ceiling			—	X	—	X			—	X	—	X	—	X																				
c) Floor			—	X	—	X			—	X	—	X	—	X																				
d) Partitions			—	X	—	X			—	X	—	X	—	X																				
e) Ventilated, Currently Y N P			—	X	—	X			—	X	—	X	—	X																				
7. UTILITIES (ELECTRICAL) (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	S	—	1			—	1	—	1	—	1																				
b) Fixtures, miss. in Y N P ✓			—	S	—	2			—	2	—	2	—	2																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	Conc-B	2
b) Other	—	—
c) Trim, loose, missing or det.	—	—
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills & Dbr. e, broken, or det.	—	—
b) Found, ret, sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. PRIMARY EGRESS	—	—
a) Exits (ST, AL, CT, O)	—	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	—	S
b) Cols, piers, loose, missing, det.	—	S
c) Ceiling loose, missing, det.	—	S
d) Framing split, deteriorated	—	S
e) Impervious floor, broken, det., missing	—	S
f) Doors, bulkheads, deteriorated	—	S
g) Wind. & skylts. deteriorated	—	S
h) Wind. & skylts. opaque and/or obst.	—	S
i) Stairs deteriorated	—	S
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	S
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	S
o) Sump pump & pit Y N S	—	S
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	SM	1
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	—	1
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC ✓	—	—
b) Volts 120-208 480	—	—
c) Switchgear, modern Y✓ N__ P__	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size ____ Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg. Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y__N__	—	S
b) Walls cracked, broken, or det.	—	S
c) Ceilings cracked, broken, or det.	—	S
d) Floors worn, sagging, or det.	—	S
e) Stairs worn, broken, sagging	—	S
f) Railings loose, broken, missing	—	S
g) Lighting fixtures present, operable Y__N__	—	—
h) Panic bars Y__N__	—	S

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y ✓N	—	—
b) On Street Loading No. 1 Y✓N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	Conc	2
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd.	—	2
b) Freight No. 1 Capacity 1500 lbs	—	2
c) Passenger No. Capacity	—	—
d) Sidewalk No Capacity	—	—
e) Drive AC DC in Penthouse ✓ BST	—	S
f) Manually operated No yes	—	—
g) Semi-automatic No.	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No. NO	—	2
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. ✓ Generated ____	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech. Elec.	—	—
c) Portable Extinguishers Y✓N	—	S
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. ; to grade, No. ; lateral, No.	—	S
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N✓	—	S
b) Stairs worn, broken, sagging	—	S
c) Walls cracked, broken, or det	—	S
d) Wind. & skylts deteriorated	—	S
e) Wind. & skylts opaque and/or obst.	—	S
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	T&G	2
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	—	X
d) Guttters, dwnspts, loose, missing, det.	—	S
e) Cornices, facia, loose, missing, det.	—	S
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y ___ N ___	—	—
b) Roof	—	—
c) Garaged No. Y___N___	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

40/20

30. COMMERCIAL

Ref. Item

40/28

FURNITURE warehouse for Lanes furniture store fronting to Boylston St.

As this building was surveyed in 1970 (September) & in view of the owner's concern over the future, only a quick tour was made with the owner and/or representative. A normal (detailed) survey was not possible but what could be seen confirmed the comments on the 1970 report

Building Surveyed by [illegible] Mar 14, 1973
Date

Countersigned by [illegible] 4/13/73
Date

Boston Redevelopment Authority Warren J Vivant Project Engineer 4/13/73
Date

Sketch

MAIN

CHAS. T. MAIN, INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	10/24
ADDRESS	162 BOYLSTON STREET
OWNER AGENT	JEROME F. MURPHY
ALSO KNOWN AS	STEINERT HALL

The basement contains an auditorium. The front access to it is a stairway under the sidewalk which is deteriorated due to leakage from above.

DEFICIENT

Building Classified by [illegible] — Chas. T. Main, Inc. — Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/13/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393
BUILDING NO 10/24 NUMBER OF FLOORS 6+BSM
ADDRESS 162 Boylston Street
OWNER/AGENT Paul J. Murphy Jr.
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material			—
b) Base matl. loose, miss., broken			—
c) Evidence of leaks	11	6	1.83
3. FLOORS (WD, Conc) .....%...	—	—	—
b) Floor sagging or pitched	6	6	1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3
b) Cols, piers, loose, missing, det.			2
d) Framing split, deteriorated			5
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			1

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{170}{107} = 1.59$ Minor Defects = 0

Major Defects = 1

FORM BD 1 64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE OF

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 373

WARD NO. DATE 5 3-14-73 A.M. P.M.

BUILDING NO. 10/24

ADDRESS 162 Boylston St

OWNER AGENT Paul J Murphy Jr.

ALSO KNOWN AS

No. Floors 6

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
F & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A S ✓ D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: II OCCUPANCY GROUP: F YEAR BUILT: 1896

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 12% B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			—	—	—	S			—	S	—	S	B	S	B	S	B	S																
b) Base matl loose, miss., broken			—	—	—	S			—	S	—	S	—	S	—	S	—	S																
c) Evidence of leaks			—	—	—	2			—	2	—	2	—	1	—	2	—	2																
2. INSIDE CEILINGS (O) PL, SM, C, HAc) 12% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			—	—	—	S			—	S	—	S	—	S	—	S	—	S																
b) Base matl loose, miss., broken			—	—	—	S			—	S	—	S	—	S	—	S	—	S																
c) Evidence of leaks			—	—	—	1			—	1	—	1	—	1	—	2	—	2																
3. FLOORS (WD, Conc) 12% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			—	—	WD	1			WD	1	WD	1	WD	2	WD	2	WD	2																
b) Floor sagging or pitched			—	—	—	1			—	1	—	1	—	1	—	1	—	1																
4. WINDOWS (WD, STL, AL) 10% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	—	WD	2			WD	2	WD	2	WD	2	WD	2	WD	2																
b) Wind. & Skylt. opaque and/or obst			—	—	—	1			—	1	—	1	—	1	—	1	—	1																
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			—	—	—	X			—	X	C	1	C	2	C	2	C	2																
b) Fix., Vented, Currently Y ✓ N P			—	—	—	X			—	X	CI	1	CI	2	CI	2	CI	2																
c) Supply lines			—	—	—	X			—	X	CU	1	CU	2	CU	2	CU	2																
d) Drain lines			—	—	—	X			—	X	CU	1	STL	2	STL	2	STL	2																
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	—	—	X			—	X	PL	1	PL	2	PL	2	PL	2																
b) Ceiling			—	—	—	X			—	X	PL	1	PL	2	PL	2	PL	2																
c) Floor			—	—	—	X			—	X	WD	1	T	2	T	2	T	2																
d) Partitions			—	—	—	X			—	X	WD	1	WD	2	WD	2	WD	2																
e) Ventilated, Currently Y N P			—	—	—	X			—	X	CI	1	—	1	—	1	—	1																
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	—	—	1			—	1	—	1	—	1	—	1	—	1																
b) Fixtures, modern Y N ✓ P			—	—	—	2			—	2	—	2	—	2	—	2	—	2																

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	X
c) Trim, loose, missing or det.	CU	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sarta e loose, broken, or det.	—	—
b) Found, det , sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. FIRE ESCAPES EGRESS	—	—
a) Is to (ST) AL, CT, O)	Conc	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	—	X
c) Floors worn, sagging, or det.	—	X
e) Stairs worn, broken, sagging	STL + WD	2
f) Railings loose, broken, missing	STL	1
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	X
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	—	X
f) Railings loose, broken, missing	—	X
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	PL	2
b) Cols, piers, loose, missing, det.	B	2
c) Ceiling loose, missing, det.	PL	2
d) Framing split, deteriorated	—	X
e) Impervious floor, broken, det., missing	Conc/WD	3
f) Doors, bulkheads, deteriorated	WD	2
g) Wind & skylts. deteriorated	—	—
h) Wind. & skylts. opaque and/or obst.	—	—
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	—
o) Sump pump & pit Y N S	—	3
p) Enclosed boiler room Y N S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	X
Hot Water btu/hr	—	X
Steam btu/hr	CI	2
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	—	X
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	CI	2
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC ✓	—	—
b) Volts 120-208, 480	—	—
c) Switchgear, modern Y N P ✓	—	2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	1
b) Walls cracked, broken, or det.	B	1
c) Ceilings cracked, broken, or det.	—	X
d) Floors worn, sagging, or det.	—	X
e) Stairs worn, broken, sagging	STL	1
f) Railings loose, broken, missing	STL	1
g) Lighting fixtures present, operable Y N ✓	—	—
h) Panic bars Y N ✓	—	X

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. Y N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det , or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd.	—	1
b) Freight No. 1 Capacity	—	2
c) Passenger No 1 Capacity	—	2
d) Sidewalk No. Capacity	—	X
e) Drive AC DC ✓ in Penthouse ✓ BST	—	2
f) Manually operated No 2	—	—
g) Semi-automatic No	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No. 2	STL	2
j) Empty elevator shaft No.	—	X
k) Power Source, Purch. ✓ Generated	—	1
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech. Elec	—	X
c) Portable Extinguishers Y ✓ N	—	2
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No. 1 ; to grade, No. ;	STL	1
lateral, No. 1	B	2
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	1
b) Stairs worn, broken, sagging	STL	1
c) Walls cracked, broken, or det	B	1
d) Wind. & skylts deterioroted	STL	1
e) Wind. & skylts opaque and/or obst.	—	1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	T/G	2
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	—	X
d) Guttters, downspts, loose, missing, det.	CI	1
e) Cornices, facia, loose, missing, det.	CU	1
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

10/24

Ref. Item	
NOTE	The basement in this building is not a Street Hole and is an underpinning and lowering the front wall. Stair has deteriorated under the sidewalk of Boylston St due to broken treads & crumbling. The whole area has become disused and in repairs. [illegible] The basement structure appears sound. There is a (disused) sump & pit by the [illegible] of the stair.
22	The rear interior stair is brickwork with self closing metal and doors and in effect is a fire escape tower.

Building Surveyed by [illegible] Mar 4 1973
Date

Countersigned by [illegible] 4/13/73
Date

Boston Redevelopment Authority Warren J. Vincent
Project Engineer

4/13/73
Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393-28

BUILDING NO. 12/25

ADDRESS 160 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Bartevian, Inc.

All floors in this building are sagging and pitched.

Fire escape exits are locked with no panic hardware.

DEFICIENT

Building Classified by Francis J. Carroll — 4/11/73

Chas. T. Main, Inc. — Date

Countersigned by Daniel S. Stewart — 4/12/73

Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/13/73

Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393-28
BUILDING NO 12/25 NUMBER OF FLOORS 4+Bst+S
ADDRESS 160 Boylston Street
OWNER/AGENT
ALSO KNOWN AS Badevian Inc.

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	12	6	2.0
b) Base matl. loose, miss., broken	12	6	2.0
c) Evidence of leaks	6	6	1.0
3. FLOORS (WD, Conc) .....%...	—	—	—
b) Floor sagging or pitched	18	6	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			3
b) Found, det., sinking, out of line			3
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			2
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{165}{84} = 1.97$ Minor Defects = 0

Major Defects = 1

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE OF

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 393 - 28
BUILDING NO. 12/25
ADDRESS 160 Boylston St.
OWNER/AGENT
ALSO KNOWN AS BARTEVIAN INC.

WARD NO. DATE 3/12/1973 A.M. (P.M.)

No. Floors 4 + BST + S-BST
No D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 25% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — School
Group D Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement ✓
Crawl Space N

BUILDING TYPE IV OCCUPANCY GROUP: G YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	13 M	13 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100 % PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	B/PL	2	PL	2	PL	2			PL	2	PL	2	PL	2																						
b) Base matl. loose, miss., broken	—	2	—	2	—	2			—	2	—	2	—	2																						
c) Evidence of leaks	—	1	—	1	—	1			—	1	—	1	—	1																						
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100 % PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	PL	2	PL	2	PL	2			PL	2	PL	2	PL	3																						
b) Base matl. loose, miss., broken	—	2	—	2	—	2			—	2	—	2	—	2																						
c) Evidence of leak	—	2	—	2	—	2			—	1	—	1	—	2																						
3. FLOORS (WD, Conc) 100 % WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	B	2	WD	2	T	2			TK	2	TK	2	T	2																						
b) Floor sagging or pitched	—	3	—	3	—	3			—	3	—	3	—	3																						
4. WINDOWS (WD, STL, AL) 100 % WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	X	—	X					WD	2	WD	2	WD	2																						
b) Wind. & Skylt. opaque and/or obst.									—	2	—	2	—	2																						
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P ✓	—	X	C	2	—	X			C	2	C	2	—	X																						
b) Fix., Vented Currently Y N P ✓																																				
c) Supply lines			—	S					—	S	—	S																								
d) Drain lines			CI	2					CI	2	CI	2																								
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls		X	T	2					T	2	PL	2		X																						
b) Ceiling		—	PL	2	—	X			PL	2	PL	2																								
c) Floor			T	2					T	2	T	2																								
d) Partitions			—	X					X	X	—	X																								
e) Ventilated, Currently Y N ✓ P																																				
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P	—	2	—	2	—	2			—	2	—	2	—	2																						
b) Fixtures, modern Y N P ✓	—	2	—	2	—	2			—	2	—	2	—	2																						

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	STO/B	2
b) Other	—	X
c) Trim, loose, missing or det.	STU	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills loose, broken, or det.	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. PRIMARY EGRESS	—	—
a) Is to (ST, AL, CT, O)	WD	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	X
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓ P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det	PL	2
d) Floors worn, sagging, or det.	CONC	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y ✓ N	—	—
h) Panic Bars Y ✓ N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	STO/B	2
b) Cols, piers, loose, missing, det.	B	2
c) Ceiling loose, missing, det.	PL	2
d) Framing split, deteriorated		X
e) Impervious floor, broken, det., missing	W/B	2
f) Doors, bulkheads, deteriorated	WD	2
g) Wind. & skylts. deteriorated	—	X
h) Wind. & skylts opaque and/or obst.	—	X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N ✓ P	—	—
k) Lighting fix. present, operable Y ✓ N S	—	—
l) Cellar properly ventilated Y ✓ N S	—	2
m) Free of dampness, water Y ✓ N S	—	—
n) Plumbing, leaks & corrosion Y N ✓ S	—	1
o) Sump pump & pit Y N ✓ S	—	X
p) Enclosed boiler room Y N S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam ✓ btu/hr	—	—
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam, Electric ✓	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC ✓	—	—
b) Volts 120-208/480	—	—
c) Switchgear, modern Y ✓ N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
3 × Pkg Unit, Central Fan, Fan Coil Unit	—	2
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes ✓ No % Bldg.	—	S
Floor Area	—	—
f) 50 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N ✓	—	—
b) On Street Loading No. 1 Y ✓ N	—	—
c) R. R. Siding No Y N ✓	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.	—	—
b) Str. mmbrs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd	—	S
b) Freight No. Capacity	—	—
c) Passenger No. 1 Capacity 2500#	—	2
d) Sidewalk No. Capacity	—	—
e) Drive AC DC ✓ in Penthouse ✓ BST	—	S
f) Manually operated No	—	—
g) Semi-automatic No ✓	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No. 1	—	2
j) Empty elevator shaft No.	—	—
k) Power Source, Purch ✓ Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech. Elec	—	X
c) Portable Extinguishers Y ✓ N	—	2
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No 1 ; to grade, No. 1 ; lateral, No. 0	—	2
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	1
b) Stairs worn, broken, sagging (steel ladder)	STL	1
c) Walls cracked, broken, or det	B	1
d) Wind. & skylts deteriorated	STL	2
e) Wind. & skylts opaque and/or obst.	—	2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det. T/P & T&G		2
b) Roof sags or out of line	—	2
c) Chimney(s) det. or out of plumb	—	X
d) Guttters, dwnspts, loose, missing, det	STL	2
e) Cornices, facia, loose, missing, det	B	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

12/2

30. COMMENT

12/25

Ref. Item	
26c	Portable extinguishers exist only on first floor.
26f	Doors leading to fire escapes were difficult to open
27	Inside of Penthouse is not inspected. Exterior as noted.
3b	Building was used for piano sales & storage which may have caused much of the sagging whereas most of the building now has relatively light floor loads.
15o	there is not a sump pump or pit

Building Surveyed by Philip M. Davis E Amy March 23, 1973
Date

Countersigned by [illegible] 4/12/73
Date

Boston Redevelopment Authority Warren J Vincent 4/13/73
Project Engineer Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393-29
BUILDING NO.	13/26
ADDRESS	154 Boylston St.
OWNER/AGENT	
ALSO KNOWN AS	Carl Fisher Music Co.

The Roof and all floors sag and pitch. This condition was observed and felt while walking over these floors. This deficiency was general in the building.

There was evidence of water damage caused by leaks or overflowing lavatories. Some electrical outlets are not grounded. Windows are generally inoperable and have rotten wooden sashes. Skylights are broken and discolored.

SUBSTANDARD

Building Classified by Francis J Conroy — Chas. T. Main, Inc. — 4/10/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — 4/11/73 Date

Boston Redevelopment Authority Warren J Vincent — Project Engineer — 4/12/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & LAR. NO. 399-29
BUILDING NO 13/26 NUMBER OF FLOORS 6½ + Bsl
ADDRESS 154 Boylston Street
OWNER/AGENT
ALSO KNOWN AS Carl Fischer Music Co.

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ..... %	—	—	—
a) Cracks in base material	16	8	2.0
b) Base matl. loose, miss., broken	16	8	2.0
c) Evidence of leaks	16	8	2.0
3. FLOORS (WD, Conc) ..... %	—	—	—
b) Floor sagging or pitched	24	8	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			3
b) Found. det., sinking, out of line			3
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			3

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{266}{130} = 2.04$ Minor Defects = 1
Major Defects = 2

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE OF

BRA PROJ NAME & NO: PARK PLAZA
BRA BLK. & PAR NO: 393-29
BUILDING NO: 13 / 26
ADDRESS: 154 BOYLSTON ST.
OWNER AGENT:
ALSO KNOWN AS: CARL FISCHER MUSIC CO.

WARD NO. DATE: 3-13-73 AM 9.30 PM

No. Floors: 6 1/2 + BST
No. D.U.'s: N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. - det. 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S BST — Subbasement
BST — Basement
FUP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓S D
Structure Converted: Yes ✓No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: IV
OCCUPANCY GROUP: F
YEAR BUILT:

MATERIAL CONDITION

Floor Location	S BST M	S BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	13 M	13 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	2	PL	2	PL	2	PL	2	PL	2	PL	2	PL	2	PL	2																		
b) Base mat'l loose, pass., broken			—	2	—	2	—	2	—	2	—	2	—	2	—	2	—	2																		
* c) Evidence of leak			—	2	—	2	—	2	—	2	—	2	—	2	—	2	—	2																		
2 INSIDE CEILINGS (O) PL SM C HAc) 100% PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	2	PL	2	PL	2	PL	2	PL	2	PL	2	PL	2	PL	2																		
b) Base mat'l loose, pass., broken			—	2	—	2	—	2	—	2	—	2	—	2	—	2	—	2																		
* c) Evidence of leak			—	2	—	2	—	2	—	2	—	2	—	2	—	2	—	2																		
3 FLOORS (WD, Conc.) 60% WD 40% T	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring w/o loose or missing			WD	2	WD	2	WD	2	T/W	2	T	2	T	2	WD	2	T	2																		
* b) Floor sagging or pitched			—	3	—	3	—	3	—	3	—	3	—	3	—	3	—	3																		
4 WINDOWS (WD, STL, AL)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	WD	3	WD	3	STL	2	WD	3	WD	3	WD	3	WD	3																		
b) Wall & Sill opaque and/or obst.					—	2	—	2	—	2	—	2	—	2	—	2	—	2																		
5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			C	2	—	X	—	X	C	2	C	2	C	2	C	2	C	2																		
b) Fix., Vented Correctly Y ✓ N P			—	2					—	2	—	2	—	2	—	2	—	2																		
c) Supply lines			W	1	—	S	—	S	—	S	—	S	—	S	—	S	—	S																		
d) Drain lines			CI	2	—	S	—	S	CI	2	CI	2	CI	2	CI	2	CI	2																		
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			C	2	—	X	—	X	C	2	C	2	C	2	C	2	—	S																		
b) Ceiling			PL	2					PL	2	PL	2	PL	2	PL	2																				
c) Floor			T	2					T	2	T	2	T	2	T	2																				
d) Partition			—	X					—	X	—	X	—	X	—	X																				
e) Ventilated Correctly Y N P			rmks	2					—	2	—	2	—	2	—	2																				
* 7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	2	—	2	—	2	—	2	—	2	—	2	—	2	—	2																		
b) Fixtures, modern Y N P ✓			—	2	—	2	—	2	—	2	—	2	—	2	—	2	—	2																		

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	STO	2
b) Other		
c) Trim, loose, missing or det.	STO	2
d) Walls out of plumb ; Line ; Loca.		2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Surface loose, broken, or det.		
b) Found. det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. FIRE EGRESS		
a) Int to (ST, AL, CI, O)	WD	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 0		
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det	B/M	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	T	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N		
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	PL	2
b) Cols, piers, loose, missing, det.		X
c) Ceiling loose, missing, det.	PL	2
d) Framing split, deteriorated		X
e) Impervious floor, broken, det., missing	WD	2
f) Doors, bulkheads, deteriorated	STL	2
g) Wind. & skylts. deteriorated		X
h) Wind. & skylts. opaque and/or obst.		X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P		
k) Lighting fix. present, operable Y N S		
l) Cellar properly ventilated Y N S		2
m) Free of dampness, water Y N S		
n) Plumbing, leaks & corrosion Y N S		
o) Sump pump & pit Y N S		X X
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S		X
r) Boiler room door metal clad Y N S		X
s) Boiler room door self closing Y N S		X
No.		

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam Electric		
b) Type — Sidearm, Internal, Separate		2
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120-208-480		
c) Switchgear, modern Y N P		2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area		
f) 75 % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		

PMD.

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. Y N		
b) On Street Loading No. 1 Y N		
c) R. R. Siding No. Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det		
b) Str. mnbrs det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det.		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable Hyd		
b) Freight No 1 Capacity 2000 #		2
c) Passenger No 1 Capacity 2000 #		2
d) Sidewalk No Capacity		
e) Drive AC DC in Penthouse BST		2
f) Manually operated No		
g) Semi-automatic No		
h) Automatic No		
i) Elevator(s) enclosed No. 1		2
j) Empty elevator shaft No N		
k) Power Source, Purch. Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		1
b) Fire Detectors, Mech Elec		1
c) Portable Extinguishers Y N		2
d) Standpipes		1
e) Fire Towers		X
f) Fire Escapes, No. 1 ; to grade, No. 1 ; lateral, No.	STL	2
g) Emergency Lights		X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		1
b) Stairs worn, broken, sagging	WD	2
c) Walls cracked, broken, or det	B	2
d) Wind. & skylts deteriorated	WD	3
e) Wind. & skylts opaque and or obst		3
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det	T&G	2
b) Roof sags or out of line		3
c) Chimney(s) det. or out of plumb		X
d) Guttters, dwnspts, loose, missing, det.	CU	3
e) Cornices, facia, loose, missing, det.	B	2
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

13/2

30. COMMENT

13|26

Ref. Item	
1c,2c	Leak from wash basin above caused damage on 2ND floor
7	Some electrical outlets are grounded.
13a	In stairwell, there are metal doors that open (w/o panic bars) only as you go down stairs towards ST.
15J	Rear stairs in BST are STL, open on ALLEY and door is locked from inside w/o panic bar.
26f	Rear windows have burglar alarm system that might obstruct access to fire escape.
3b	All floors pitched, not limited to one area, except, the floors generally pitched to front & rear.
27d,e	Window panes broken & discolored
	Remarks: At least two upper floors have product storage thru-out which may explain some of the floor pitching
28b	Pitching of roof toward exterior front & rear; this pitching was from settlement & some was designed for drainage

Building Surveyed by Philip M. Davis E. Lemm March 29, 1973 Date

Countersigned by David Ottaviani 4/11/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/12/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	14/27
ADDRESS	150-152 Boylston St.
OWNER/AGENT	
ALSO KNOWN AS	Lane's Furniture Store

This building has not been examined closely because only limited inspection was permitted by the Owner.

Little change appears to have occurred since the reports of 1964 and 1970 which credit the building as being in good condition.

STANDARD

Building Classified by Francis Conroy — 4/10/73
Chas. T. Main, Inc. — Date

Countersigned by David [illegible] — 4/11/73
Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/12/73
Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & LOT NO. 393
BUILDING NO 14127 NUMBER OF FLOORS 4 + Bst
ADDRESS 150 - 152 Boylston Street
OWNER/AGENT Mr. Lane
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	2	1	2.0
b) Base matl. loose, miss., broken	2	1	2.0
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc) .....%.	—	—	—
b) Floor sagging or pitched	6	5	1.2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			—
b) Roof sags or out of line			—

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{154}{88} = 1.81$ Minor Defects - 0
Major Defects - 0

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK & PAR NO. 373

BUILDING NO 14/27

WARD NO. DATE 5 3-15-23 (A.M.) P.M.

ADDRESS 10 152 Boylston Street

OWNER AGEN MC Lane

ALSO KNOWN AS

No. Floors 4

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Housing Acoustical
L — Lead
M — Marble
OI — Open Iron
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. det. less than 25%
3 — Def. det. 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement ~
Crawl Space ~

BUILDING TYPE: II

OCCUPANCY GROUP: E

YEAR BUILT:

MATERIAL/CONDITION

I — Location	S BST M	S BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	13 M	13 C	14 M	14 C
1 — PARTITIONS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			B SM	2	—	S			—	S	—	S	—	S																				
b) Base mat'l loose, miss., broken			—	2	—	S			—	S	—	S	—	S																				
c) Evidence of cracks			—	1	—	1			—	1	—	1	—	2																				
2 — INTERIOR CEILINGS (WD, PL, SM, C, HAc)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			WD	2	—	S			—	S	—	S	—	S																				
b) Base mat'l loose, miss., broken			—	2	—	S			—	S	—	S	—	S																				
c) Evidence of leak			—	1	—	1			—	1	—	1	—	2																				
3 — FLOORS (WD, Conc)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Becoming worn, loose, or missing		Conc	~~WD~~	2	WD	2			WD	2	WD	2	WD	2																				
b) Excessively or patched			—	2	—	1			—	1	—	1	—	1																				
4 — WINDOWS (WD, STL, AL)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	STL	2			STL	2	STL	2	STL	2																				
b) Sash & [illegible] inoperable or obst.			—	X	—	2			—	2	—	2	—	2																				
5 — UTILITIES (PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			—	S	C	2			C	2	C	2	C	2																				
b) Fan, Ventilation Currently Y ✓ N P			—	S	CI	2			CI	2	CI	2	CI	2																				
c) Supply Line			—	S	CU	2			CU	2	CU	2	CU	2																				
d) Drain Line			—	S	CI	2			CI	2	CI	2	CI	2																				
6 — TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	S	PL	2			PL	2	PL	2	PL	2																				
b) Ceiling			—	S	PL	2			PL	2	PL	2	PL	2																				
c) Floor			—	S	T	2			T	2	T	2	T	2																				
d) Partitions			—	S	WD	2			WD	2	WD	2	WD	2																				
e) Ventilation, Currently Y ✓ N P			—	S	—	1			—	1	—	1	—	1																				
7 — UTILITIES (ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	1	—	1			—	1	—	1	—	1																				
b) Fixtures, modern Y N P ✓			—	2	—	2			—	2	—	2	—	2																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	—
c) Trim, loose, missing or det.	—	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sash & lbs., broken, or det.	—	S
b) Found. det., sinking, out of line	—	S
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	X
11. FRONT EXIT EGRESS	—	—
a) Is to (ST, AL, CT, O)	—	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	2
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y. N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B-STO	2
b) Cols. piers, loose, missing, det.	B	1
c) Ceiling loose, missing, det.	PL	2
d) Framing split, deteriorated	—	S
e) Impervious floor, broken, det., missing	Conc	3
f) Doors, bulkheads, deteriorated	—	S
g) Wind & skylts deteriorated	—	S
h) Wind & skylts opaque and/or obst.	—	S
i) Stairs deteriorated	STL	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	X
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	X
o) Sump pump & pit Y N S	—	S
p) Enclosed boiler room Y N S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	CI	2
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	SM	2
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	1
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y ✓ N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes ✓ No 80 % Bldg.	SM	2
80 Floor Area	—	—
f) — % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	2
b) Walls cracked, broken, or det.	—	2
c) Ceilings cracked, broken, or det.	—	2
d) Floors worn, sagging, or det.	—	X
e) Stairs worn, broken, sagging	STL	1
f) Railings loose, broken, missing	STL	1
g) Lighting fixtures present, operable Y ✓ N	—	—
h) Panic bars Y N	—	S

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. 1 Y ✓ N	—	—
b) On Street Loading No. 1 Y ✓ N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. mmbrs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd.	—	2
b) Freight No Capacity	—	1
c) Passenger No. 1 Capacity 1500	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST ✓	—	2
f) Manually operated No	—	
g) Semi-automatic No.	—	
h) Automatic No. yes	—	
i) Elevator(s) enclosed No. yes	—	2
j) Empty elevator shaft No.	—	—
k) Power Source, Purch ✓ Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech. Elec	—	—
c) Portable Extinguishers Y ✓ N	—	S
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. 1 ; to grade, No 1 ;	STL	2
lateral, No.	—	—
g) Emergency Lights	—	S
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	S
b) Stairs worn, broken, sagging	—	S
c) Walls cracked, broken, or det	—	S
d) Wind. & skylts deteriorated	—	S
e) Wind. & skylts opaque and or obst.	—	S
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	—	S
b) Roof sags or out of line	—	S
c) Chimney(s) det. or out of plumb	—	S
d) Guttters, dwnspts, loose, missing, det.	—	S
e) Cornices, facia, loose, missing, det.	—	S
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref Item

14/27

Lane's furniture store

Only a cursory walk through was permitted by the owner [illegible] little change was noted (if any) from the reports compiled in 1964 and 67.

Building Surveyed by [illegible] E. Marcum Mar 4 1973
Date

Countersigned by [illegible] 4/11/73
Date

Boston Redevelopment Authority Warren J Vincent 4/12/73
Project Engineer Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	15/28
ADDRESS	146 Boylston St.
OWNER/AGENT	
ALSO KNOWN AS	Hawaiian Club

The plaster walls in the basement and at the fourth floor are seriously cracked; portions of plaster are missing. The basement ceiling is cracked. Evidence of leaks was seen when surveying most ceilings. These ceilings generally had cracks and some plaster was loose. Typically the floors had a pitching condition. This condition was observed and felt while walking on all floors. The basement concrete floors are cracked and uneven.

The stairs from the basement kitchen to ground level pitch and are worn. Window sashes are rotten wood; putty is cracked and missing. The mortar in the chimney appears eroded and deteriorated.

Fire escapes serve the second floor only of this 4-story building.

SUBSTANDARD

Building Classified by Francis J. Conroy — 4/11/73
Chas. T. Main, Inc. — Date

Countersigned by [illegible] — 4/13/73
Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/13/73
Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & LOT NO. 393
BUILDING NO 15/28 NUMBER OF FLOORS 4 + Bst
ADDRESS 146 Boylston Street
OWNER/AGENT
ALSO KNOWN AS Hawaiian Club

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	13	5	2.6
b) Base matl. loose, miss., broken	13	5	2.6
c) Evidence of leaks	12	5	2.4
3. FLOORS (WD, Conc) .....%...	—	—	—
b) Floor sagging or pitched	15	5	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			2
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			S
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

Minor Deterioration $\frac{\text{Score}}{\text{Count}} = \frac{180}{75} = 2.41$

Minor Defects = 1
Major Defects = 4

FORM CBD-1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 393

WARD NO. DATE 3-22-73 (A.M.) P.M.

BUILDING NO 15/28

ADDRESS 146 BOYLSTON ST.

OWNER AGENT

No. Floors 4 + BST

No. D.U.'s 0

ALSO KNOWN AS HAWAIIAN CLUB

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No From PIANO STORE 1946

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other NONE HAZARDOUS COMMERCIAL & SMALL DWELLINGS

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE IV

OCCUPANCY GROUP: OTHER

YEAR BUILT: BEFORE 1920

MATERIAL/CONDITION

Floor Location	S BST M	S BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
* 1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 50% PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material 50% WD			PL	4	PL/WD	2			PL/WD	2	PL/WD	2	PL/WD	3																				
b) Baseboard loose, miss., broken			—	4	—	2			WD	2	WD	2	WD	3																				
c) Evidence of leaks			—	4	—	2			—	2	—	2	—	2																				
* 2. INSIDE CEILINGS (01 PL, SM, C, HAc) 100% PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	3	PL	2			PL	2	PL	3	PL	3																				
b) Bisecting floor, miss., broken			—	3	—	2			—	3	—	3	—	3																				
c) Evidence of leaks			—	3	—	2			—	3	—	3	—	3																				
* 3. FLOORS (WD, CONC) 80% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose or missing 20% CONC			CONC	3	RUB	2			RUB	2	WD	3	WD	3																				
b) Floor sagging or pitched			—	3	—	3			—	3	—	3	—	3																				
4. WINDOWS (WD, STL, AL) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
* a) Inoperable or deteriorated			—	X	WD	2			WD	2	WD	4	WD	4																				
b) Wind. & Skylights opaque and or obst.			—	X	—	2			—	2	—	2	STL	3																				
5. UTILITIES (PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P ✓			SPL	2	—	X			C	2	—	3	—	3																				
b) Fix., Vented, Currently Y N P			—	9					—	5	—	9	—	5																				
c) Supply lines			CU	2					—	5	CU	2	—	5																				
d) Drain lines			CI	2					—	5	CI	2	—	5																				
* 6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			T	2	—	X			PL	2	PL	3	PL	3																				
b) Ceiling			PL	2					PL	2		3	PL	3																				
c) Floor			T	2					WD	2	WD	2	WD	3																				
d) Partitions			SM	2					—	X	—	X	—	X																				
e) Ventilated, Currently Y N P			—	2					—	X	—	X	—	X																				
7. UTILITIES (ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P ✓			—	2	—	2			—	2	—	2	—	2																				
b) Fixtures, modern Y N P ✓			—	2	—	2			—	2	—	2	—	2																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	STO	2
b) Other	STU	2
c) Trim, loose, missing or det.	—	2
d) Walls out of plumb ; Line ; Loca.	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sills loose, broken, or det.	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. PRIMARY EGRESS		
a) Is to (ST, AL, CT, O)	—	X
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	X
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	3
c) Floors worn, sagging, or det.	WD	3
e) Stairs worn, broken, sagging	WD	3
f) Railings loose, broken, missing	—	X
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	B	2
b) Cols, piers, loose, missing, det.		X
c) Ceiling loose, missing, det.	PL	3
d) Framing split, deteriorated		5
e) Impervious floor, broken, det., missing	CONC	3
f) Doors, bulkheads, deteriorated	WD	2
g) Wind. & skylts. deteriorated	—	X
h) Wind. & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	WD	3
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	2
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	—
o) Sump pump & pit Y N S	—	—
p) Enclosed boiler room Y N S	—	—
q) Boiler room ventilated Y N S	—	—
r) Boiler room door metal clad Y N S	—	—
s) Boiler room door self closing Y N S	—	—
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	C/	2
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	5
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC	—	—
b) Volts 120-208 480	—	—
c) Switchgear, modern Y N P	—	2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) 60 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine FOOD REFRIGERATION	—	2
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Stringers det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd. 2 DUMB WAITERS	—	—
b) Freight No. 1 Capacity	—	3
c) Passenger No. 1 Capacity	—	5
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No	—	5
j) Empty elevator shaft No	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry CHEMICAL IN KITCHEN	—	—
b) Fire Detectors, Mech. Elec.	—	—
c) Portable Extinguishers Y N	—	2
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. 2 ; to grade, No. 1 ; lateral, No	—	—
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and or obst	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	TG	2
b) Roof sags or out of line	—	2
c) Chimney(s) det or out of plumb	BR	3
d) Gutters, dwnspts, loose, missing, det.	CW	2
e) Cornices, facia, loose, missing, det	BR	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

15/28

Ref. Item	
26f	Panic bar for 2nd floor exit to fire escapes also emergency lights only
26f	Fire Escapes from 2nd floor to ground only, there are no escapes for 3D & 4TH floors
26	Elevators not accessible [26b] Freight elevator may be abandoned, since behind doors are 2x4 railing.
6	Toilet areas had walls & ceilings with many cracks.
4a	Wood is rotten, some panes are cracked & putty is missing; [28c] top bricks may be loose, mortar is eroded.
15e	Concrete floor pitches & is cracked [15i] stairs are worn and are ~~not~~ pitching.
	Remarks:
	3rd Floor is used for liquor storage
	Building is vacant, completly.
2,3,15	All levels have pitching floors and top floor has plaster walls. w/ cracks throughtout - over 25%

Building Surveyed by Philip M. Davis — Date 3-22-73

Countersigned by — Date

Boston Redevelopment Authority — Project Engineer Warren J Vincent — Date 4/13/73

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393-31
BUILDING NO.	16/29
ADDRESS	144 Boylston St.
OWNER/AGENT	
ALSO KNOWN AS	Mansfield Beauty School

The top two floors pitch seriously toward exterior walls. In the basement evidence of a small fire was observed on some wooden first floor joists.

In an abandoned boiler room water has collected on the floor. The water is about one inch deep. There is no cellar ventilation. Basement doors do not close properly.

SUBSTANDARD

Building Classified by Francis J. Conroy — 4/10/73
Chas. T. Main, Inc. — Date

Countersigned by David Wood — 4/7/73
Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/12/73
Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393-31
BUILDING NO 16/29 NUMBER OF FLOORS 4+Bs/+2
ADDRESS 144 Boylston Street
OWNER/AGENT
ALSO KNOWN AS Mansfield Beauty School

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ..... %	—	—	—
a) Cracks in base material	12	6	2.0
b) Base matl. loose, miss., broken	12	6	2.0
c) Evidence of leaks	6	6	1.0
3. FLOORS (WD, Conc) ..... %	—	—	—
b) Floor sagging or pitched	16	6	2.67
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			2.0
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			S
b) Found, det., sinking, out of line			S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2.0
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			2.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{197}{84} = 2.34$ Minor Defects = 1
Major Defects = 1

FORM CBD 1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 393-31

BUILDING NO 16/29

ADDRESS 144 BOYLSTON ST.

OWNER AGENT

ALSO KNOWN AS MANSFIELD BEAUTY SCHOOL

WARD NO. DATE 3/12/1973 A.M. (P.M.)

No. Floors 4 + BST + S-BST

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other — Beauty School

CHECK HERE:
No floor number 13 ✓
Subbasement ✓
Crawl Space N

BUILDING TYPE IV

OCCUPANCY GROUP: Other

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100 % PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	B	2	PL	2	WD/PL	2			WD/PL	2	WD/PL	2	PL	2																				
b) Base matl. loose, miss., broken	—	2	WD	2	PL	2				2		2	—	2																				
c) Evidence of leaks	—	1	—	1	—	1			—	1	—	1	—	1																				
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100 % PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material WD	—	2	PL	2	PL	1			PL	2	PL	2	PL	2																				
b) Base matl. loose, miss., broken	—	2	—	2	—	1			—	2	—	2	—	2																				
c) Evidence of leaks	—	1	—	1	—	1			—	1	—	1	—	1																				
3. FLOORS (WD, Conc) 100 % WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	CONC	2	T	3	STO	2			T	2	T	2	T	2																				
b) Floor sagging or pitched	—	3	—	3	—	2			—	2	—	3	—	3																				
4. WINDOWS (WD, STL, AL) 100 % AL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	X	—	X	AL	1			AL	1	AL	1	AL	1																				
b) Wood & Sash: opaque and/or obst.					—	1			—	1	—	1	—	1																				
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P ✓		X	C	2	C	2			C	2	—	X	C	2																				
b) Fix., Vented, Currently Y ✓ N P			—	2	—	2			—	2			—	5																				
c) Supply lines			—	5	—	5			—	5			—	5																				
d) Drain lines			—	5	—	5			—	5			—	5																				
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	X	PL	2	PL	2			PL	2		X	PL	2																				
b) Ceiling			PL	2	PL	2				2			—	2																				
c) Floor			T	2	T	2			T	2			T	2																				
d) Partitions			STL	2	STL	2			STL	2			—	X																				
e) Ventilated, Currently Y N ✓ P			—	—	—	—			—	—			—	—																				
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	2	—	2			—	2	—	2 PND		2																				
b) Fixtures, modern Y ✓ N P			—	2	—	2			—	2	—	2		2																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	T	2
c) Trim, loose, missing or det.	STU	2
d) Walls out of plumb ; Line ; Loca.		2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sarace loose, broken, or det.		
b) Found, det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. FRONT EGRESS		
a) Exit (ST, AL, CT, O)	WD	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No.		X
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. ~~LOBBY~~ & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det	PL	2
c) Ceilings cracked, broken, or det.		2
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing		2
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N		
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. ~~BASEMENT~~ (1, 2, 3, 4, M, X, S) SUB-BASEMENT		
a) Foundation walls deteriorated	STO/B	2
b) Cols, piers, loose, missing, det.		X
c) Ceiling loose, missing, det	WOOD JOIST	2
d) Framing split, deteriorated	WD	2
e) Impervious floor, broken, det., missing	WD/CONC	2
f) Doors, bulkheads, deteriorated		3
g) Wind & skylts deteriorated		X
h) Wind & skylts. opaque and or obst.		
i) Stairs deteriorated		
j) Stairs obstructed Y N P		
k) Lighting fix. present, operable Y N S		
l) Cellar properly ventilated Y N S		3
m) Free of dampness, water Y N S		
n) Plumbing, leaks & corrosion Y N S AND		2
o) Sump pump & pit Y N S		2
p) Enclosed boiler room Y N S		2
q) Boiler room ventilated not operating Y N S		
r) Boiler room door metal clad Y N S		2
s) Boiler room door self closing Y N S		
No. 1		

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120-208-480		
c) Switchgear, modern Y N P		S
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condenaing:		
City Water, Cooling Tower, Evap. Cond		
e) Ductwork: Yes No % Bldg.		S
Floor Area		
f) 60 % of building A/C (No. of floors) 4		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp °F		
c) Condenser —		
AND City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. Y N		
b) On Street Loading No 1 Y N		
c) R. R. Siding No Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det		
b) Str. members det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable Hyd		
b) Freight No Capacity		
c) Passenger No 1 Capacity 1500		2
d) Sidewalk No Capacity		
e) Drive AC DC in Penthouse BST		2
f) Manually operated No		
g) Semi-automatic No.		
h) Automatic No		
i) Elevator(s) enclosed No 1		2
j) Empty elevator shaft No 1		3
k) Power Source, Purch Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		X
b) Fire Detectors, Mech Elec		X
c) Portable Extinguishers Y N		2
d) Standpipes		X
e) Fire Towers		X
f) Fire Escapes, No 1 ; to grade, No. 1 ; lateral, No		2
g) Emergency Lights		X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det		
d) Wind & skylts deteriorated		
e) Wind & skylts opaque and/or obst		
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det. T&G/FELT		2
b) Roof sags or out of line		2
c) Chimney(s) det. or out of plumb		X
d) Gutters, dwnspts, loose, missing, det.	CW	3
e) Cornices, facia, loose, missing, det.		X
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

162

30 COMMENT

16/29

Ref Item	
15d	Previous fire burnt wooden joist in vicinity of [illegible]
15m	Boiler room is not used, [illegible] water has [illegible] from leaks or condensation and floor pitches away from sump pump.
15l	Ventilation by opening exterior door
15f	Doors were not closing properly.

Building surveyed by Philip M. Davis E Lowery March 23, 1973 Date

Countersigned by David C Stewart 8/11/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/12/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393-32

BUILDING NO. 17/30

ADDRESS 140 Boylston Street

OWNER/AGENT

ALSO KNOWN AS

Several locations in the building have evidences of leaks. These leaks probably came from steam pipes. The evidence is seen on walls and ceilings. There are cracks in plaster ceilings and walls. Many floors sag or pitch.

The elevator penthouse door is inoperable.

Brick and mortar is loose in the chimney at roof level. The chimney is out of plumb. The boiler is not enclosed completely and there is no fire proof boiler room door.

SUBSTANDARD

Building Classified by Francis A. Carney — 4/17/73

Chas. T. Main, Inc. — Date

Countersigned by [illegible] — [illegible]

Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/17/73

Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & FAR. NO. 393
BUILDING NO 17/30 **NUMBER OF FLOORS** 7+Bsf
ADDRESS 140 Boylston Street
OWNER/AGENT
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	15	7	2.14
b) Base matl. loose, miss., broken	15	7	2.14
c) Evidence of leaks	18	7	2.58
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	18	7	2.58
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3
b) Cols, piers, loose, missing, det.			3
d) Framing split, deteriorated			3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{239}{114} = 2.1$ Minor Defects = 1

Major Defects = 4

FORM CBD-1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 393-32
BUILDING NO 171/30
ADDRESS 140 BOYLSTON ST.
OWNER AGENT
ALSO KNOWN AS

WARD NO. DATE 3-15-73 A.M. P.M. 3:30

No. Floors 7 + BST
No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. det 26% to 50%
4 — Def. - det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI Wooden Frame

MISC SYMBOLS:
Y — Yes
N — No
P — Partial
' — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE IV OCCUPANCY GROUP: F YEAR BUILT:

* Note 1

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	3	PL	2			WD	2	PL	3	—	S	WD	2	PL	1	WD	2														
b) Base mat'l. loose, miss., broken			—	3	—	2			—	2	—	2	—	1	—	2	—	2	—	2														
* c) Evidence of leaks			—	2	—	3			—	3	—	3	—	1	—	3	—	2	—	2														
2. INSIDE CEILINGS (Of PL, SM, C, HAc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	3	PL	2			HAC	2	PL	2		S	PL	2	PL	1	HAC	1														
b) Base mat'l. loose, miss., broken			—	3	—	2			—	2	—	2		1	—	2	—	2	—	1														
* c) Evidence of leaks			—	2	—	3			—	3	—	3		1	—	3	—	2	—	2														
3. FLOORS (S'D, Conc) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing		WD	/	2	T	2			T	2	CAR	2		S	T/	2	T	1	CAR	2														
* b) Floor sagging or pitched			CONC	3	—	3			—	3	—	2		S	CAR	3	—	2	—	2														
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			X	X	AL	2			—	S	STL	2	—	S	STL	2	STL	2	STL	2														
b) Wind. & Skylt. opaque and/or obst.			—	—	—	2			—	—	—	2	—	S	—	2	—	2	—	2														
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
* a) Fixtures, Modern Y N P ✓			C	3	—	S			C	3	—	S	—	S	C	1	C	1	C	1														
b) Fix., Vented Currently Y ✓ N P			—	2					—	2					—	2	—	2	—	2														
c) Supply lines			—	S					—	S					—	S	—	S	—	2														
d) Drain lines			—	S					—	S					—	S	—	S	—	S														
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			PL	3	—	S			PL	2	—	S	—	S	T	1	T	1	T	1														
b) Ceiling			PL	2					—	2			—	—	PL	2	PL	2	PL	2														
c) Floor			WD	2					T	2				—	T	1	T	1	T	1														
d) Partitions			—	X					—	X					—	X	—	X	—	X														
* e) Ventilated, Currently Y ✓ N P			—	S					—	2					—	2	—	2	—	2														
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	2	—	2			—	2	—	2	—	S	—	2	—	2	—	2														
b) Fixtures, modern Y ✓ N P			—	2	—	2			—	2	—	2	—	S	—	2	—	2	—	2														

17/3

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det. B/S	STO	2
b) Other		X
c) Trim, loose, missing or det	STO	2
d) Walls out of plumb ; Line ; Lean		2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Surface loose, broken, or det.		
b) Found. det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. FIRE EGRESS		
a) Exit to (ST) (M, CI, O)	STL	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No.		
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det	PL	1
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	CAR	2
e) Stairs worn, broken, sagging	STL	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N		4
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated		S
b) Cols, piers, loose, missing, det.		S
c) Ceiling loose, missing, det	PL	3
d) Framing split, deteriorated		S
e) Impervious floor, broken, det., missing	WD/cond	2
f) Doors, bulkheads, deteriorated	WD	2
g) Wind & skylts deteriorated		X
h) Wind & skylts opaque and or obst.		X
i) Stairs deteriorated		S
j) Stairs obstructed Y N P		
k) Lighting fix present, operable Y N S		
l) Cellar properly ventilated Y N S		4
m) Free of dampness, water Y N S		
n) Plumbing, leaks & corrosion Y N S		4
o) Sump pump & pit Y N S		4
p) Enclosed boiler room Y N S		4
q) Boiler room ventilated Y N S		4
r) Boiler room door metal clad Y N S		4
s) Boiler room door self closing Y N S		4
No.		

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		
c) Capacity gph F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120-208-480	PMD	
c) Switchgear, modern Y N P		2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) ~~Service:~~		
Cooling, Htg & Cooling		
Size Tons		
b) ~~System:~~		
Pkg Unit, Central Fan, Fan Coil Unit		2
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area		
f) 75 % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch Brine		
b) Area sq ft Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. Y N		
b) On Street Loading No 1 Y N		
c) R. R. Siding No Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det		
b) Stl. rails det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, or sing. or det		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable Hyd		
b) Freight No Capacity		
c) Passenger No 1 Capacity 1500#		2
d) Sidewalk No Capacity		
e) Drive AC DC in Penthouse BST		2
f) Manually operated No		
g) Semi automatic No		
h) Automatic No		
i) Elevator(s) enclosed No 1		
j) Empty elevator shaft No		
k) Power Source, Purch Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		X
b) Fire Detectors, Mech Elec		X
c) Portable Extinguishers Y N		2
d) Standpipes		X
e) Fire Towers		X
f) Fire Escapes, No 1 to grade, No. 1 ; lateral, No		2
g) Emergency Lights		X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		2 PM
b) Stairs worn, broken, sagging	STL	2
c) Walls cracked, broken, or det	PL	2
d) Wind & skylts deteriorated	STL	2
e) Wind & skylts opaque and or obst		2
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl loose, missing, or det	T&G	2
b) Roof sags or out of line		2
c) Chimney(s) det. or out of plumb	B	3
d) Gutters, downpts, loose, missing, det	CU	2
e) Cornices, facia, loose, missing, det	B	2
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

30. COMMENT

Ref. Item	
27a	Elevator penthouse door was closed & inoperable
1c, 2c, 3b	Most leaks appeared near steam pipes, probably not from roof leaks.
5a	Condition 3 indicates fixtures were leaking or broken
28c	Bricks & mortar are losing & top of chimney is out of plumb.

Note 1: Small portions of ceilings & walls on 2ND floor in Condition 3; one tenant has plywood partitions not up to ceiling.

Remarks: The whole 4TH floor & most of BST was closed to the inspectors by the tenants, other portions of floors were not inspected but typical areas were viewed.

P.MD

Building Surveyed by Philip M. Davis E. Lowry March 23, 1973 Date

Countersigned by David C. Hood 4/17/73 Date

Boston Redevelopment Authority Warren J. Vincent Project Engineer 4/17/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393-31

BUILDING NO. 18/31

ADDRESS 136 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Conn Organ Building

The tar and gravel roof is deteriorated. The roofing paper is buckled. The gravel is washed to the roof low point.

The sky lights are broken and deteriorated.

The boiler room door is not self-closing.

DEFICIENT

Building Classified by James J. Carey 4/17/73

Chas. T. Main, Inc. Date

Countersigned by [illegible]

Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/17/73

Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393
BUILDING NO 18/31 NUMBER OF FLOORS 4+B.
ADDRESS 136 Boylston Street
OWNER/AGENT
ALSO KNOWN AS Gaiety Organ

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	9	5	1.8
b) Base matl. loose, miss., broken	9	5	1.8
c) Evidence of leaks	5	5	1.0
3. FLOORS (WD, Conc) .....%...	—	—	—
b) Floor sagging or pitched	10	5	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			2
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			3
b) Roof sags or out of line			2

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{175}{92} = 1.9$ Minor Defects = 0

Major Defects - 1

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & P. R. NO. 393-31
BUILDING NO 18/31
ADDRESS 136 BOYLSTON ST.
OWNER/AGENT
ALSO KNOWN AS CONN ORGAN BLDG.

WARD NO. DATE 3/13/1973 A.M. (P.M.)

No. Floors 4 + BST
No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE IV OCCUPANCY GROUP: F YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 60% PL 40% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	2	WD	1			WD	2	PL	2	PL	2																				
b) Base matl. loose, miss., broken			—	2	PL	1			PL	2	—	2	—	2																				
c) Evidence of leaks			—	1	—	1			—	1	—	1	—	1																				
2. INSIDE CEILINGS (OI, PL, SM, C, HAc) 90% PL 10% HAc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	2	HAc	1			PL	2	PL	2	PL	2																				
b) Base matl. loose, miss., broken			—	2	—	1			—	2	—	2	—	2																				
c) Evidence of leaks			—	1	—	1			—	1	—	1	—	1																				
3. FLOORS (WD, Conc) 70% CARPET 30% OTHER	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			WD	2	TEAR	1			CAR	2	CAR	2	CAR	2																				
b) Floor sagging or pitched			CAR	2	—	2			—	2	—	2	—	2																				
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	AL	1			WD	2	WD	2	WD	2																				
b) Wind. & Skylts. opaque and/or obst.			—	X	—	1			—	1	—	1	—	1																				
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P ✓			C	2	—	X			C	2	C	2	C	2																				
b) Fix., Vented, Currently Y ✓ N P			CI	2					CI	2	CI	2	CI	2																				
c) Supply lines			—	S					—	S	—	S	—	S																				
d) Drain lines			—	S					—	S	—	S	—	S																				
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			WD	2	—	X			WD	2	WD	2	WD	2																				
b) Ceiling			PL	2					PL	2	PL	2	PL	2																				
c) Floor			T	2					T	2	T	2	T	2																				
d) Partitions			M	2					WD	2	WD	2	WD	2																				
e) Ventilated, Currently Y N ✓ P			—	S					—	S	—	S	—	S																				
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	2	—	2			—	2	—	2	—	2																				
b) Fixtures, modern Y N P ✓			—	2	—	2			—	2	—	2	—	2																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	M	2
c) Trim, loose, missing or det.	SM	2
d) Walls out of plumb ; Line ; Loca.	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface loose, broken, or det.	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. FIRE EGRESS	—	—
a) Ex to (ST, AL, CT, O)	STL	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 0	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	T	2
e) Stairs worn, broken, sagging	STL	2
f) Railings loose, broken, missing	STL	2
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	PL	2
b) Cols, piers, loose, missing, det.	—	X
c) Ceiling loose, missing, det.	PL	2
d) Framing split, deteriorated	—	X
e) Impervious floor, broken, det., missing	WD	2
f) Doors, bulkheads, deteriorated	WD	2
g) Wind & skylts deteriorated	—	X
h) Wind. & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	2
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	1
o) Sump pump & pit Y N S	—	X
p) Enclosed boiler room Y N S		2
q) Boiler room ventilated Y N S	—	3
r) Boiler room door metal clad Y N S	—	2
s) Boiler room door self closing Y N S	—	4
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	STL	2
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	S
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC ✓	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P ✓	—	2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	—
Size Tons	—	—
b) System: ✓	—	—
Pkg. Unit, Central Fan, Fan Coil Unit & Portables	—	—
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes ✓ No % Bldg.	—	—
Floor Area	—	—
f) 100 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N ✓	—	—
b) On Street Loading No 1 Y ✓ N	—	—
c) R R Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd.	—	—
b) Freight No. Capacity	—	—
c) Passenger No 1 Capacity 1500 *	—	2
d) Sidewalk No. Capacity	—	—
e) Drive AC DC ✓ in Penthouse ✓ BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No	—	—
h) Automatic No ✓	—	—
i) Elevator(s) enclosed No 1	—	2
j) Empty elevator shaft No	—	—
k) Power Source, Purch ✓ Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech Elec	—	X
c) Portable Extinguishers Y ✓ N	—	2
d) Standpipes	—	X
e) Fire Towers	—	X
* f) Fire Escapes, No. 1 ; to grade, No. 1 ; lateral, No	STL	2
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	X
a) Obstructed Y N ✓	—	—
b) Stairs worn, broken, sagging	STL	2
c) Walls cracked, broken, or det	PL	2
d) Wind. & skylts deteriorated	STL	3
e) Wind. & skylts opaque and/or obst		3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	T&G	3
b) Roof sags or out of line	—	2
c) Chimney(s) det or out of plumb	—	X
d) Gutters, dwnspts, loose, missing, det	CU	2
e) Cornices, facia, loose, missing, det	B	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

FMD

30. COMMENT

Ref. Item	
26f	Fire escape on 2nd floor area is blocked by stored material.

Building Surveyed by Philip M Davis E Innes March 23, 1973
Date

Countersigned by [illegible] 4/19/73
Date

Boston Redevelopment Authority Warren J Vincent 4/17/73
Project Engineer Date

Sketch

MAIN

CHAS. T. MAIN INC

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393-34

BUILDING NO. 19/32

ADDRESS 132 Boylston Street

OWNER AGENT

ALSO KNOWN AS

The top two floors of this building are sagging or pitched, and worn.

Walls and ceilings of the fifth floor space are cracked and pieces have fallen away.

Window sash in all upper stories is rotted. Many windows do not operate properly, Windows leading to fire escapes are partly obstructed or inoperable.

Ceilings of toilet rooms on floors 3, 4, and 5 are deteriorated.

Floors of toilet rooms on floors 4 and 5 are deteriorated.

Front interior lobby & stair ceilings and walls are deteriorated.

Basement ceilings, stairs, floors and doors are deteriorated.

Basement doors and windows are missing or inoperable.

The chimney shows deterioration.

SUBSTANDARD

Building Classified by Thomas J. Conroy 4/1/73

Chas. T. Main, Inc. Date

Countersigned by

Authorized Officer, Chas. T. Main Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/13/73

Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 343-34
BUILDING NO 19/32 NUMBER OF FLOORS 6½+B1+SB
ADDRESS 132 Boylston Street
OWNER/AGENT
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	17	9	1.9
b) Base matl. loose, miss., broken	16	9	1.9
c) Evidence of leaks	16	9	1.8
3. FLOORS (WD, Conc) .....%..	—	—	—
b) Floor sagging or pitched	21	9	2.3
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			2
b) Found. det., sinking, out of line			2
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

Minor Deterioration $\frac{\text{Score}}{\text{Count}} = \frac{291}{121} = 2.49$ Minor Defects = 1

Major Defects = 1

BOSTON REDEVELOPMENT AUTHORITY

FORM CB-1-64

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 393 - 34
BUILDING NO. 19/32
ADDRESS 132 BOYLSTON ST.
OWNER AGENT
ALSO KNOWN AS

WARD NO. DATE 3/13/1973 (A.M.) P.M.

No. Floors 6½ + BST + SBST
No. D.U.'s N.

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete, Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 25% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A ✓ B D

Structure Converted: Yes ✓ No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement ✓
Crawl Space N

BUILDING TYPE: IV OCCUPANCY GROUP: E YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	S	2	C	2	PL	1	PL	1	W/A	2	W/A	2	W/A	2	PL	3	PL	2																
b) Base matl loose, miss., broken		2		2		1		1		2		2		2		2		2																
c) Evidence of leaks		2		2		1		1		2		2		2		2		2																
2 INSIDE CEILINGS (OJ, PL, SM, C, HAc) 70% PL 30% HAC	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material	PL	2	HAC	2	PL	1	PL	1	PL/HAC	2	PL/HAC	2	PL/HAC	2	PL	4	PL	2																
b) Base matl loose, miss., broken		2		2		1		1		2		2		2		4		2																
c) Evidence of leaks		2		2		1		1		2		2		3		3		2																
3 FLOORS (WD, Conc) 80% WT	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing 20% other	WD	3	T	2	T	1	T	2	T	2	T/CARP	2	T/CARP	2	T	3	T	3																
b) Floor sagging or pitched		3		2		2		2		2		2		2		3		3																
4 WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
* a) Inoperable or deteriorated	STL	3		X	AL	1		X	WD	3	WD	4	WD	4	WD	4	WD	4																
* b) Wind. & Sky lts. opaque and/or obst.		3				1				3		3		3		3		3																
5 UTILITIES (PLUMBING) (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P ✓		X	C	3		S		X		S	C	2	C	2	STL	2	STL	2																
b) Fix., Vented, Currently Y N P ✓				S								2		S		S		2																
c) Supply lines	CU	2		S								S		S	CU	2		S																
d) Drain lines	CI	2	CI	2							CI	2	CI	2	CI	2		S																
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls		X	WD	2		S		X		S	PL	2	PL	2	PL	2		S																
b) Ceiling			PL	2							PL	4	PL	3	PL	3																		
c) Floor			T	2							T	2	T	3	T	3																		
d) Partitions			WD	3								X		X		X																		
e) Ventilated, Currently Y N ✓ P			—	4							—	4	—	4	—	4																		
7. UTILITIES (ELECTRICAL) (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P ✓		3		2		S		2		2		2		2		3		2																
b) Fixtures, modern Y N P ✓		2		2				2		2		2		2		3		2																

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other		
c) Trim, loose, missing or det	SM	2
d) Walls out of plumb ; Line ; Loca.	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface loose, broken, or det.		
b) Found. det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. PRIMARY EGRESS	—	—
a) Door (ST, AL, CT, O)	WD	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	PL	3
c) Ceilings cracked, broken, or det.	PL	3
d) Floors worn, sagging, or det	STO	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	4
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	2
b) Cols, piers, loose, missing, det		X
c) Ceiling loose, missing, det.	PL	3
d) Framing split, deteriorated		X
e) Impervious floor, broken, det., missing	Con	
f) Doors, bulkheads, deteriorated	WD	3
g) Wind. & skylts deteriorated	WD	3
h) Wind. & skylts opaque and/or obst.	STL	3
i) Stairs deteriorated		3
j) Stairs obstructed Y N P	WD	3
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	4
n) Plumbing leaks & corrosion Y N S	—	—
o) Sump pump & pit Y N S	—	
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators,	CI	3
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam electric	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P ✓	—	3
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	2
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes ✓ No % Bldg.		2
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y ✓N	—	—
c) R. R. Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det		
b) Sec. mbrs det., out of plumb, or line		
c) Found. piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd	—	—
b) Freight No Capacity	—	—
c) Passenger No 1 Capacity 6 to 8 persons	—	2
d) Sidewalk No Capacity	—	—
e) Drive AC DC in Penthouse ✓ BST	—	—
f) Manually operated No ✓	—	—
g) Semi-automatic No	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No 1	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch ✓ Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech Elec	—	4
c) Portable Extinguishers Y ✓N	—	2
d) Standpipes	—	4
e) Fire Towers	—	4
f) Fire Escapes, No. 1 ; to grade, No 1 ; lateral, No.	STL	2
g) Emergency Light.	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and or obst		
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl loose, missing, or det	T/P	2
b) Roof sags or out of line		2
c) Chimney(s) det or out of plumb	B	3
d) Gutters, dwnspts, loose, missing, det		3
e) Cornices, facia, loose, missing, det		3
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

19/3

Ref. Item	
7	Electrical outlets on 6th floor are not grounded; other floors are partially grounded
15	Ductwork & other discarded equipment disposed of in BST.
16a	Where steam is obtained is not known; (see previous inspections) Presumably from Bldg No. 20/33
26j	Windows leading to fire escapes are partially obstructed or not operable; nor are they marked by si
27	Roof is reached thru trap door (unhinged, wooden, difficult to close correctly) at the top of a 15' wooden ladder in closet w/o a landing.
4a,b	Sashes are rotten, many do not operate properly & are difficult to see through.
Floor	All walls, floors & ceilings were cracked & pieces have fallen from walls.
	Note 1: Bldg permit, March 7, 1973, for substantial renovation to 1st & BST
15fgh	Doors & windows were missing, broken and/or inoperable.
	Note 2: Dental laboratories (6th floor) uses corrosive materials, heat; Candle manufacturer (5th floor) uses heat & stores cartons of candles which is heavy storage; and may cause some of the pitching and sagging found on upper floors

Building Surveyed by Philip M. Davino E. Lynch March 23, 1973 Date

Countersigned by [illegible] 4/13/73 Date

Boston Redevelopment Authority Warren J. Vincent Project Engineer 4/13/73 Date

Sketch

8c It is difficult to decide what electrical switchgear was in use & which was abandoned.

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 20/33

ADDRESS 1 Boylston Place

OWNER/AGENT

ALSO KNOWN AS ACE Recording Co.

The window frames and sash in this building are deteriorated wood and are inoperable.

The basement floor is sagging and cracked. The basement doors and stairs are deteriorated wood.

The boiler rooms are not enclosed.

Roof gravel has washed away in areas and the roofing paper is buckling.

DEFICIENT

Building Classified by Francis J. Conroy — 4/17/73

Chas. T. Main, Inc. — Date

Countersigned by [illegible] — [illegible]

Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/17/73

Project Engineer — Date

4. 12. 73

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 393
BUILDING NO 20/33 NUMBER OF FLOORS 3 + B.
ADDRESS 1 Boylston Place
OWNER/AGENT
ALSO KNOWN AS Ace Recording Co.

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	6	4	1.5
b) Base matl. loose, miss., broken	6	4	1.5
c) Evidence of leaks	6	4	1.5
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	8	4	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	1	2.0
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	2	1	2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found. det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	1	2.0
b) Cols, piers, loose, missing, det.	2	1	2.0
d) Framing split, deteriorated	2	1	2.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	3	1	3.0
b) Roof sags or out of line	2	1	2.0

Major Defects 1

Minor Defects = $\frac{\text{Score}}{\text{Item Count}} = \frac{133}{71} = 1.9$ 0

FORM CBD 1 64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 393-

BUILDING NO 20/33

ADDRESS 1 BOYLSTON PLACE

OWNER/AGENT ?MD

ALSO KNOWN AS ACE RECORDING CO.

WARD NO. DATE 3/13/1973 A.M. (P.M.)

No. Floors 3 + BST.

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Colimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE IV

OCCUPANCY GROUP: F

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 90% WD 10% CB	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			CB	1	WD	2			WD	2	WD	1																						
b) Base matl loose, miss., broken				1	HAc	2				2		1																						
c) Evidence of leaks				1		2				2		1																						
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 50% PL 50% HAc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	2	HAc	2			PL	3	HAc	1																						
b) Base matl loose, miss., broken				2		2			HAc	3		1																						
c) Evidence of leaks				2		2				2		1																						
3. FLOORS (WD, Conc) 50% T 25% Conc 25% CARPET	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			CONC	3	T	2			T	2	CAR	1																						
b) Floor sagging or pitched				3		2				2		1																						
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated				X	WD	4			WD	4	WD	3																						
b) Wind. & Skylt. opaque and or obst.						3				3		3																						
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P ✓				X	C	2				X	C	2																						
b) Fix., Vented, Currently Y N P				X		2						S																						
c) Supply lines			CU	2		S						S																						
d) Drain lines			CI	2	CI	2					CI	2																						
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			X	WD	2					X	PL	2																						
b) Ceiling				HAc	2						PL	2																						
c) Floor				T	2						T	2																						
d) Partitions				WD	2							X																						
e) Ventilated, Currently Y N P ✓					2							2																						
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P				2		2				2		2																						
b) Fixtures, modern Y N P ✓				2		2				2		2																						

20/33

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other		
c) Trim, loose, missing or det.	STU	2
d) Walls out of plumb ; Line ; Loca	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface loose, broken, or det.		
b) Found, det, sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. PRIMARY EGRESS	—	—
a) Is to (ST, AL, CT, O)	W D/STL	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 0	—	
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓ P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
c) Floors worn, sagging, or det.	T	2
e) Stairs worn, broken, sagging	STL	2
f) Railings loose, broken, missing	STL	2
g) Lighting fixtures present, Operable Y ✓ N	—	—
h) Panic Bars Y N ✓	—	
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	CONC	2
b) Cols, piers, loose, missing, det.	STL	2
c) Ceiling loose, missing, det.	PL	3
d) Framing split, deteriorated	STL	2
e) Impervious floor, broken, det., missing	CONC	3
f) Doors, bulkheads, deteriorated	WD	3
g) Wind & skylts deteriorated		x
h) Wind & skylts opaque and/or obst.		x
i) Stairs deteriorated	WD	3
j) Stairs obstructed Y N ✓ P	—	—
k) Lighting fix present, operable Y ✓ N S	—	—
l) Cellar properly ventilated Y N ✓ S	—	3
m) Free of dampness, water Y ✓ N S	—	—
n) Plumbing, leaks & corrosion Y ✓ N S	—	2
o) Sump pump & pit Y N ✓ S	—	4
p) Enclosed boiler room Y N ✓ S		4
q) Boiler room ventilated Y N ✓ S	—	4
r) Boiler room door metal clad Y N ✓ S	—	4
s) Boiler room door self closing Y N ✓ S	—	4
No.	—	

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, Gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	
Method	—	
a) Oil, Gas, Coal, Purch. Steam	—	
b) Type — Sidearm, Internal, Separate	—	
c) Capacity gph F	—	
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	
a) AC DC	—	
b) Volts 120-208-480	—	
c) Switchgear, modern Y N P ✓	—	2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling		
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes ✓ No % Bldg.		
Floor Area	—	—
f) 100 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch Brine		
b) Area sf Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. 1 Y ✓ N	—	—
b) On Street Loading No. Y N ✓	—	—
c) R. R. Siding No Y N ✓	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det		
b) Stringers det, out of plumb, or line		
c) Found, piers, det, or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd	—	
b) Freight No Capacity	—	
c) Passenger No Capacity	—	
d) Sidewalk No. Capacity	—	
e) Drive AC DC in Penthouse BST	—	
f) Manually operated No	—	
g) Semi-automatic No.	—	
h) Automatic No	—	
i) Elevator(s) enclosed No.		
j) Empty elevator shaft No		
k) Power Source, Purch. Generated	—	
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	x
b) Fire Detectors, Mech Elec	—	x
c) Portable Extinguishers Y ✓ N	—	2
d) Standpipes		x
e) Fire Towers		x
f) Fire Escapes, No 1 ; to grade, No. 1 ; lateral, No.	STL	2
g) Emergency Lights	—	x
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y ✓ N	—	
b) Stairs worn, broken, sagging		3
c) Walls cracked, broken, or det.		3
d) Wind & skylts deteriorated		x
e) Wind & skylts opaque and or obst		x
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	T&G	3
b) Roof sags or out of line	—	2
c) Chimney(s) det or out of plumb		x
d) Guttters, dwnspts, loose, missing, det	CU	2
e) Cornices, facia, loose, missing, det	B	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	
b) Roof	—	
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref. Item	
16	In the BST. there are 2 boilers . One presumably is for Bldg. No: 19/32
26f	Fire escapes were obstructed.
27	Inspected from a nearby bldg.
15	BST was used for solid waste disposal; in general it was in condition 3 w/some abandoned piping & duct work
4a,b	Wood was rotten & windows would not open.
2a,b	On second FLOOR, HAC was missing & in poor repair ; 15e numerous cracks & signs of unevenness in floor of BST.
15i	Wood was worn & risers were loose.
28 a	Gravel had washed away & paper was buckling.

Remarks: 2ND floor is used for magnetic tape storage, a loading that may be excessive.
3D floor is accessible by primary egress and elevator in Bldg 19/32 only, not from floors below, to our knowledge.

Building Surveyed by Philip M. Davis — March 23, 1973 (Date)

Countersigned by David C. Stewart — 4/17/73 (Date)

Boston Redevelopment Authority — Warren J. Vincent, Project Engineer — 4/17/73 (Date)

Sketch

MAIN

CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY
BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393-37
BUILDING NO. 22/34
ADDRESS 3 Boylston Place
OWNER/AGENT
ALSO KNOWN AS Ancient Landmark Bldg.

There is evidence of leakage through the ceilings of the three upper floors probably from leaks in the roof and from piping leaks.

The metal exterior wall trim is loose.

Tar and gravel is missing and the exposed asphalt has bubbled.

Chimney mortar is eroded.

There is no ventilation in the toilet rooms.

SUBSTANDARD

Building Classified by Francis J Conroy — 4/17/73
Chas. T. Main, Inc. — Date

Countersigned by [illegible] — [illegible]
Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J Vincent — 4/17/73
Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393-37
BUILDING NO 22/34 NUMBER OF FLOORS 4+Bst
ADDRESS 3 Boylston Place
OWNER/AGENT
ALSO KNOWN AS Ancient Landmark Building

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	10	5	2.0
b) Base matl. loose, miss., broken	10	5	2.0
c) Evidence of leaks	10	5	2.0
3. FLOORS (WD, Conc) .....%..	—	—	—
b) Floor sagging or pitched	10	5	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			3
b) Roof sags or out of line			2

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{170}{73} = 2.33$

Minor Defects = 1

Major Defects = 1

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE OF

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK & LAR. NO. 393-37

BUILDING NO. 22/34

ADDRESS 3 BOYLSTON PLACE

OWNER AGENT

ALSO KNOWN AS ANCIENT LANDMARK BLDG.

WARD NO. DATE 3/12/1973 A.M. (P.M.)

No. Floors 4 + BST

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def. det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No From Masonic Temple to Beauty School

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other — Empty, Last used as Beauty school.

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE IV OCCUPANCY GROUP: Other YEAR BUILT

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	2	PL	2			WD/PL	2	PL	2	PL	2																				
b) Base matl. loose, miss., broken			—	2	—	2			—	2	—	2	—	2																				
c) Evidence of leaks			—	2	—	2			—	2	—	2	—	2																				
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100% PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	2	PL	2			PL	2	PL	2	PL	3																				
b) Base matl. loose, miss., broken			—	2	—	2			—	2	—	2	—	3																				
c) Evidence of leaks			—	2	—	2			—	3	—	3	—	3																				
3. FLOORS (WD, Conc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring, worn, loose, or missing			T/WD	2	T	2			T	2	WD/T	2	WD/T	2																				
b) Floor sagging or pitched			—	2	—	2			—	2	—	2	—	2																				
4. WINDOWS (WD, STL, AL) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	WD	2					WD	2	WD	2																				
b) Wind. & Sills opaque and or obst.					—	3					—	3	—	3																				
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			—	S	C	2			—	S	C	2	C	2																				
b) Fix., Vented, Currently Y N P					—	5					—	5	—	5																				
c) Supply Lines					—	5					—	5	—	5																				
d) Drain lines					—	5					—	5	—	5																				
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	S	PL	2			—	S	PL	2	PL	2																				
b) Ceiling					HAC	3					HAC	3	HAC	3																				
c) Floor					T	2					T	3	T	3																				
d) Partitions					—	X					WD	2	WD	2																				
e) Ventilated, Currently Y N ✓ P					—	4					—	4	—	4																				
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	2	—	2			—	2	—	2	—	2																				
b) Fixtures, modern Y N P ✓			—	2	—	2			—	2	—	2	—	2																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other		
c) Trim, loose, missing or det	SM	3
d) Walls out of plumb ; Line ; Loca.		2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Settlement, broken, or det		
b) Found, det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. EMERGENCY EGRESS		
a) Ext. to (ST, AL, CT, O)	WD	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1		2
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det	PL	2
c) Ceilings cracked, broken, or det	PL	2
d) Floors worn, sagging, or det	T	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N		
14. CELLAR CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	STO/B	2
b) Cols, piers, loose, missing, det.		X
c) Ceiling loose, missing, det.	PL	3
d) Framing split, deteriorated		X
e) Impervious floor, broken, det., missing	T/WD	2
f) Doors, bulkheads, deteriorated	WD	2
g) Wind. & skylts. deteriorated		X
h) Wind & skylts opaque and/or obst.		X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P		
k) Lighting fix. present, operable Y N S		
l) Cellar properly ventilated Y N S		4
m) Free of dampness, water Y N S		
n) Plumbing, leaks & corrosion Y N S		1
o) Sump pump & pit Y N S		X
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S		X
r) Boiler room door metal clad Y N S		X
s) Boiler room door self closing Y N S		X
No.		

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method not operating		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method not operating		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		
c) Capacity gph F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120-208-480		
c) Switchgear, modern Y N P		S
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type not operating		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		2
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area		
f) 50 % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. 1 Y N		
b) On Street Loading No. Y N		
c) R. R. Siding No Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det		
b) Stringers det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable Hyd		
b) Freight No Capacity		
c) Passenger No Capacity		
d) Sidewalk No Capacity		
e) Driv. AC DC in Penthouse BST		
f) Manually operated No		
g) Semi automatic No		
h) Automatic No		
i) Elevator(s) enclosed No		
j) Empty elevator shaft No		
k) Power Source, Purch. Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		X
b) Fire Detectors, Mech. Elec		X
c) Portable Extinguishers Y N		3
d) Standpipes		X
e) Fire Towers		X
f) Fire Escapes, No. 1 ; to grade, No. 1 ;	STL	2
lateral, No		
g) Emergency Lights		X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det		
d) Wind & skylts deteriorated		
e) Wind & skylts opaque and or obst		
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl loose, missing, or det	T&G	3
b) Roof sags or out of line		2
c) Chimney(s) det. or out of plumb	B	3
d) Gutters, dwnspts, loose, missing, det.	CI	2
e) Cornices, facia, loose, missing, det		5
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

0. COMMENT

Ref. Item	
5E	Wood & tile covered the BST floor, so impervious floor, if any, was not inspected
c, 6b	Leaks were probably caused by leaking pipes on lower floors & roof leaks on third floor ceiling
4b	Most windows were becoming opaque.
8c	Metal trim was dented and appeared to be loose. 26c Since building has been vacant, extinguishers need service
28a	Gravel is missing, tar is bubbled, 28c Mortar has receded & eroded in chimmney
6e	No ventilation in toilet rooms

Remarks: Building has been vacant, at least, for 2 years (according to manager); therefor utilities were turned off or not operating & some areas of building were difficult to see & inspect.

Building Surveyed by Philip M. Davis — March 29, 1973 (Date)

Countersigned by [illegible] — 4/20/73 (Date)

Boston Redevelopment Authority — Warren J. Vincent, Project Engineer — 4/17/73 (Date)

Sketch

MAIN

CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	23/35
ADDRESS	4 Boylston Place
OWNER/AGENT	
ALSO KNOWN AS	Tavern Club

All floors of this building are sagging and pitched.

Rear outside wall masonry joints are deteriorated in several areas.

This is a public building, but the second egress does not open directly onto the street.

The boiler room is not ventilated.

Roofing, asphalt shingles, appear deteriorated in some areas and some gutters are rusted with loose and deteriorated downspouts.

SUBSTANDARD

Building Classified by Francis J. Conroy — Chas. T. Main, Inc. — Date 4/19/73

Countersigned by David C. Bissell — Authorized Officer, Chas. T. Main, Inc. — Date 4/19/73

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — Date 4/18/73

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393-38
BUILDING NO 23/35 NUMBER OF FLOORS 3+Bst
ADDRESS 4 Boylston Place
OWNER/AGENT
ALSO KNOWN AS Tavern Club

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	8	4	2.0
b) Base matl. loose, miss., broken	8	4	2.0
c) Evidence of leaks	4	4	1.0
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	12	4	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			3.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			S
b) Found, det., sinking, out of line			S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3.0
b) Cols, piers, loose, missing, det.			2.0
d) Framing split, deteriorated			S
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			3.0
b) Roof sags or out of line			1.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{154}{82} = 1.88$ Minor Defects = 0
Major Defects = 4

FORM CBD 1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. Park Place

BRA BLK. & PAR. NO. 393-38

BUILDING NO. 23/35

ADDRESS 4 Boylston Place

OWNER/AGENT

ALSO KNOWN AS Tavern Club

WARD NO. DATE 3-19-73 + 3-22-73 A.M. P.M. ✓

No. Floors 3 + BST

No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other Private Club: Theater + Restaurant

CHECK HERE:
No floor number 13 ✓
Subbasement ✓
Crawl Space ✓

BUILDING TYPE Type III OCCUPANCY GROUP: Other YEAR BUILT: 1890 ±

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) 50 % PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material 50 % WD			PL/WD	2	WD/PL	2			WD/PL	2	WD/B	2																						
b) Base matl. loose, miss., broken			—	2	—	2			—	2	—	2																						
c) Evidence of leaks			—	1	—	1			—	1	—	1																						
2 INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100 % PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	2	PL	1			PL	1	—	2																						
b) Base matl. loose, miss., broken			—	2	—	1			—	1	—	2																						
c) Evidence of leaks			—	1	—	1			—	1																								
3 FLOORS (WD, Conc) 100 % WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			T	2	WD	2			WD	2	—	2																						
b) Floor sagging or pitched			—	3	—	3			CAP	3	—	3																						
4 WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			WD	2	WD	2			WD	2	WD	2																						
b) Wind. & Skylt. opaque and/or obst.			—	2	—	2			—																									
5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N ___ P			C	2	C	2			—	X	—	X																						
b) Fix., Vented, Currently Y ✓ N ___ P			—	1	—	1																												
c) Supply lines			CU	2																														
d) Drain lines			CI	2																														
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			PL	2	PL	2			—	X	—	X																						
b) Ceiling			PL	2	PL	2																												
c) Floor			T	2	T	2																												
d) Partitions			—	X	—	X																												
e) Ventilated, Currently Y ✓ N ___ P			—	X	—	2																												
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y ___ N ✓ P			—	2	—	2			—	2	—	2																						
b) Fixtures, modern Y ✓ N ___ P			—	2	—	2			—	2	—	2																						

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B	3
b) Other		
c) Trim, loose, missing or det.	B	2
d) Walls out of plumb ; Line ; Loca.		2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sarface loose, broken, or det.		
b) Found, det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. FIRE EGRESS		
a) Is to (ST) AL, CT, O)	WD	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1		4
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging		
b) Railings, loose, missing, broken		
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det. HAC	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N		
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated STO	B	3
b) Cols, piers, loose, missing, det.	STL	2
c) Ceiling loose, missing, det.	PL	2
d) Framing split, deteriorated		5
e) Impervious floor, broken, det., missing	CONC	2
f) Doors, bulkheads, deteriorated	WD	2
g) Wind. & skylts deteriorated	WD	2
h) Wind. & skylts. opaque and/or obst.		2
i) Stairs deteriorated	WD	3
j) Stairs obstructed Y N P		
k) Lighting fix. present, operable Y N S		
l) Cellar properly ventilated Y N S		3
m) Free of dampness, water Y N S		
n) Plumbing, leaks & corrosion Y N S		1
o) Sump pump & pit Y N S		
p) Enclosed boiler room Y N S	B	2
q) Boiler room ventilated Y N S		4
r) Boiler room door metal clad Y N S		1
s) Boiler room door self closing Y N S		1
No.		

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		2
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab	B	2
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		2
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120-208-480		
c) Switchgear, modern Y N P		2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. ~~LOBBY~~ & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det.	B	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. 1 Y N		
b) On Street Loading No Y N		
c) R. R. Siding No. Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det.		
b) Str. members det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det.		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable Hyd.		
b) Freight No Capacity		
c) Passenger No 1 Capacity 500		2
d) Sidewalk No Capacity		
e) Drive AC DC in Penthouse BST		5
f) Manually operated No		
g) Semi-automatic No		
h) Automatic No		
i) Elevator(s) enclosed No. 1	WD	2
j) Empty elevator shaft No.		
k) Power Source, Purch. Generated		1
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		
b) Fire Detectors, Mech. Elec.		1
c) Portable Extinguishers Y N		1
d) Standpipes		X
e) Fire Towers		X
f) Fire Escapes, No. 1 ; to grade, No. 1 ;	STL	2
lateral, No.		
g) Emergency Lights		2
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and/or obst.		
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det. ASPHALT +	TFG	3
b) Roof sags or out of line		1
c) Chimney(s) det. or out of plumb	B	2
d) Gutters, dwnspts, loose, missing, det.	CU	3
e) Cornices, facia, loose, missing, det.		
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

30. COMMENT

Ref. Item	
10 b	Additional egress does not have direct exit to street.
25 b	There are 2 dumb waiters from BST to 2ND FLOOR.
25 e	Passenger elevator drive was not located.
20 a	Walk-in refrigerator for food storage in BST.
28	ROOF - SEEN FROM TOP OF ELIOT GARAGE
28	a) ASPHALT SHINGLES BROKEN AND CRACKED AT SOME LOCATIONS - LOOSE AND INDICATION OF DETERIORATION
28	d) GUTTERS - RUSTED. DOWNSPOTS LOOSE AND DETERIORATED AT GUTTERS
8 (a)	OUTSIDE WALLS - MASONRY AND JOINTS (BRICK & MORTAR) DETERIORATION OBSERVED AT BACKSIDE OF BUILDING. SOME AREAS HAVE BEEN REPAIRED. POOR WORKMANSHIP

Building Surveyed by Philip M. Davis E. Lowry March 23, 1973
Date

Items 8, 4, 28 Farel Mahseryan
Countersigned by David [illegible] 4/25/73
Date

Boston Redevelopment Authority Warren J. Vincent 4/18/73
Project Engineer Date

Sketch

MAIN

CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393-40
BUILDING NO.	24/36
ADDRESS	5 Boylston Place
OWNER/AGENT	
ALSO KNOWN AS	

All floors in this building are sagging or pitched.

The slate roof of this building has broken shingles, loose flashing, rusted gutters, and loose downspouts.

The cornice masonry is loose and some parts of it are missing.

The rear exterior wall mortar is deteriorated.

Occupants of this building must share primary egress and the fire escape with those in bldgs. 25/37 and 23/35.

SUBSTANDARD

Building Classified by Francis J. Conroy — Chas. T. Main, Inc. — 4/19/73 Date

Countersigned by David E. Brown — Authorized Officer, Chas. T. Main, Inc. — 4/15/73 Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/18/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393-40
BUILDING NO 24/36 NUMBER OF FLOORS 4+Bst
ADDRESS 5 Boylston Place
OWNER/AGENT
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ....%	—	—	—
a) Cracks in base material	11	5	2.2
b) Base matl. loose, miss., broken	11	5	2.2
c) Evidence of leaks	7	5	1.4
3. FLOORS (WD, Conc) .....%....	—	—	—
b) Floor sagging or pitched	15	5	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	3	1	3.0
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	2	1	2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	2	1	2.0
b) Found, det., sinking, out of line	1	1	1.0
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	3	1	3.0
b) Cols, piers, loose, missing, det.	—	—	—
d) Framing split, deteriorated	—	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	3	1	3.0
b) Roof sags or out of line	1	1	1.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{179}{88} = 2.04$ Minor Defects = 1

Major Defects = 4

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE 1 OF

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 393-40
BUILDING NO 24/36
ADDRESS 5 BOYLSTON PLACE
OWNER/AGENT
ALSO KNOWN AS

WARD NO. DATE 3/22/73 A.M. P.M. 1:00

No. Floors 4 + BST
No. D.U.'s 2 + 4 Guest Rooms (for Tavern Club)

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
BAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A ✓ S D
Structure Converted: Yes ✓ No From Library

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: IV OCCUPANCY GROUP: I YEAR BUILT: 1890 ±

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 75 % PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material 10 % WD			PL	3	PL	2			WD	2	PL	2	PL	2																				
b) Base matl loose, miss., broken 15 % B			B	3	—	2			—	2	—	2	—	2																				
c) Evidence of leaks			—	2	—	1			—	1	—	1	—	2																				
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100 % PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	2	PL	2			PL	2	PL	2	PL	2																				
b) Base matl loose, miss., broken			—	2	—	2			—	2	—	2	—	2																				
c) Evidence of leaks			—	2	—	2			—	2	—	2	—	2																				
3. FLOORS (WD, Conc) 100 % WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			WD	3	WD	2			WD	2	WD	2	WD	2																				
b) Floor sagging or pitched			—	3	—	3			—	3	—	3	—	3																				
4. WINDOWS (WD, STL, AL) 100 % WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			WD	2	WD	2			WD	2	WD	2	WD	2																				
b) Wind. & Sk lts. opaque and/or obst.			—	2	—	2			—	2	—	2	—	2																				
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y N P ✓			—	X	C	2			C	2	C	2	C	2																				
b) Fix., Vented, Currently Y ✓ N P					—	2			—	2	—	2	—	2																				
c) Supply lines					CU	2			CU	2	CU	2	CU	2																				
d) Drain lines					CI	1			CI	2	CI	2	CI	2																				
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	X	PL	2			B	2	C	2	C	2																				
b) Ceiling					PL	2			WD	2	PL	2	PL	2																				
c) Floor					T	2			T	2	CONC	2	CONC	2																				
d) Partitions					—	X			—	X	—	X	—	X																				
e) Ventilated, Currently Y N P ✓					—	1			—	M	—	M	—	M																				
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	2	—	2			—	2	—	2	—	2																				
b) Fixtures, modern Y ✓ N P			—	2	—	2			—	2	—	2	—	2																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B	3
b) Other		
c) Trim, loose, missing or det.		
d) Walls out of plumb ; Line ; Loca.		2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Surface loose, broken, or det.	B & CONC	2
b) Found. det., sinking, out of line		1
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. PRIMARY EGRESS		
* a) Is to (ST, AL, CI, O)		
* b) Additional Egress (1, 2, 3, 4, M, X, S) No.		
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging	STO	2
b) Railings, loose, missing, broken		X
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N		
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	B	3
b) Cols, piers, loose, missing, det.		X
c) Ceiling loose, missing, det	PL	3
d) Framing split, deteriorated		S
e) Impervious floor, broken, det., missing	WD	3
f) Doors, bulkheads, deteriorated	WD	2
g) Wind & skylts deteriorated	WD	3
h) Wind. & skylts opaque and/or obst.		2
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P		
k) Lighting fix. present, operable Y N S		
l) Cellar properly ventilated Y N S		3
m) Free of dampness, water Y N S		
n) Plumbing, leaks & corrosion Y N S		1
o) Sump pump & pit Y N S		X
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S		X
r) Boiler room door metal clad Y N S		X
s) Boiler room door self closing Y N S		X
No.		

	MATL	COND
* **16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)**		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
* **17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)**		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120-208-480		
c) Switchgear, modern Y N P		1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No % Bldg.		
Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		✓

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. 1 Y N		
b) On Street Loading No Y N		
c) R R Siding No. Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det		
b) Str. mmbrs det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable Hyd.		
b) Freight No. Capacity		
c) Passenger No Capacity		
d) Sidewalk No Capacity		
e) Drive AC DC in Penthouse BST		
f) Manually operated No		
g) Semi-automatic No		
h) Automatic No		
i) Elevator(s) enclosed No		
j) Empty elevator shaft No		
k) Power Source, Purch. Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		
b) Fire Detectors, Mech. Elec.		S
c) Portable Extinguishers Y N		2
d) Standpipes		X
e) Fire Towers		X
* f) Fire Escapes, No. 1 ; to grade, No. 1 ; lateral, No.	STL	2
g) Emergency Lights		
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det		
d) Wind & skylts deteriorated		
e) Wind & skylts opaque and or obst		
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det T&G	SL	3
b) Roof sags or out of line		1
c) Chimney(s) det. or out of plumb	B	3
d) Guttters, dwnspts, loose, missing, det.	CU	3
e) Cornices, facia, loose, missing, det	B	3
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		✓

30. COMMENT

Ref. Item	
4	All windows have Aluminum Storm Windows
11a	No primary egress except via Bldg No: 25/37 & 23/35
11b	1st Floor & BST. have aux egress to alley or backyard
16&17	Heat & Hot water provided from Bldg # 23/35
26f	Fire escape serves two other Bldg's # 25/37 & 23/35 also!
8(a)	OUTSIDE WALLS BRICK AND MORTAR DETERIORATION AT BACKSIDE (REAR) OF BUILDING - MORTAR JOINTS IN BAD CONDITION
28(a)	ROOF SEEN FROM TOP OF ELIOT GARAGE SLATE SHINGLES BROKEN AND CRACKED PARTIALLY - LOOSELY ATTACHED - DETERIORATION OBSERVABLE
	FLASHING AT SOME LOCATIONS CRACKED & LOOSE
28c	CHIMNEY BRICK LOOSE NOT PLUMB - MORTAR DETERIORATED
28d	GUTTERS - RUSTED, DOWNSPOUTS LOOSE AND NOT MAINTAINED
	FLASHING IN BAD CONDITION
28e	NO CORNICE AT SOME LOCATIONS - EXISTING ONE SHOW SIGNS OF DETERIORATION - LOOSE AND MISSING AT SOME LOCATIONS - ALL IN POOR CONDITION GENERALLY

Building Surveyed by Philip M. Davis E. Lomas March 23, 1973
Date

4, 8, 9, 12, 28, Zaki Mehrayen

Countersigned by Dail C. Nelson 4/12/73
Date

Boston Redevelopment Authority Warren J. Vincent 4/18/73
Project Engineer Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393-41
BUILDING NO.	25/37
ADDRESS	6 Boylston Place
OWNER/AGENT	
ALSO KNOWN AS	

All floors in this building are sagging or pitched.

Outside masonry joints are partly deteriorated in the rear wall.

Some roof slates are missing. The chimney mortar is also deteriorated, and the chimney is not plumb.

Roof flashing, gutters, and downspouts are rusted and in poor condition.

SUBSTANDARD

Building Classified by Francis J Conroy — Chas T. Main Inc — 4/19/73 Date

Countersigned by Daniel C Stewart — Authorized Officer, Chas. T. Main, Inc — 4/15/73 Date

Boston Redevelopment Authority Nancy J Vincent — Project Engineer — 4/18/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 303-41
BUILDING NO 25/37 NUMBER OF FLOORS 4+ Bst
ADDRESS 6 Boylston Place
OWNER/AGENT
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	10	5	2.0
b) Base matl. loose, miss., broken	10	5	2.0
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	15	5	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	3	1	3.0
b) Other	—	—	X
d) Walls out of plumb ; Line ; Loca.	2	1	2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	S
b) Found, det., sinking, out of line	—	—	S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	1	2.0
b) Cols, piers, loose, missing, det.	—	—	X
d) Framing split, deteriorated	—	—	S
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	3	1	3.0
b) Roof sags or out of line	1	1	1.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{194}{96} = 2.02$ Minor Defects = 1
Major Defects = 3

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 393-41
BUILDING NO. 25/37
ADDRESS 6 BOYLSTON PLACE
OWNER AGENT
ALSO KNOWN AS

WARD NO. DATE 3/22/1973 A.M. P.M. 1:30

No. Floors 4 + BST
No. D.U.'s 3

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A✓ S D

Structure Converted: Yes✓ No From LIBRARY

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Nonhazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: IV OCCUPANCY GROUP: I YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 50% PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material 30% WD 20% B			B/	2	PL	2			PL	2	PL	2	B/	2																				
b) Base mat'l loose, miss., broken			/PL	2	WD	2			—	2	—	2	PL	2																				
c) Evidence of leaks			—	2	—	1			—	1	—	1	WD	1																				
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100% PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			PL	2	PL	2			PL	2	PL	2	PL	1																				
b) Base mat'l loose, miss., broken			—	2	—	2			—	2	—	2	—	1																				
c) Evidence of leaks			—	2	—	2			—	2	—	2	—	1																				
3. FLOORS (WD, Conc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			WD	2	WD	2			WD	2	WD	2	WD	2																				
b) Floor sagging or pitched			B	3	—	3			—	3	—	3	—	3																				
* 4. WINDOWS (WD, STL, AL) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or determinated			WD	3	WD	2			WD	2	WD	2	WD	2																				
b) Wind. & Sk. lt. opaque and/or obst.			—	2	—	2			—	2	—	2	—	2																				
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			—	X	C	2			C	2	C	2	C	2																				
b) Fix., Vented, Currently Y ✓ N P					—	2			—	2	—	2	—	2																				
c) Supply line					CU	2			CU	2	CU	2	CU	2																				
d) Drain line					CI	2			CI	2	CI	2	CI	2																				
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	X	PL	2			PL	2	PL	2	PL	2																				
b) Ceiling					PL	2			PL	2	PL	2	PL	2																				
c) Floor					T	2			T	2	T	2	WD	3																				
d) Partitions					—	X			—	X	—	X	—	X																				
e) Ventilated Currently Y N P ✓					—	2			—	2	—	2	—	2																				
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	2	—	2			—	2	—	2	—	2																				
b) Fixtures, modern Y N P ✓			—	2	—	2			—	2	—	2	—	2																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints Loose, missing or det.	B	3
b) Other		
c) Trim, loose, missing, or det.		2
d) Walls out of plumb ; Line ; Loca		2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sills cracked, broken, or det		
b) Found, det., sinking, out of line		
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)		
11. PRIMARY EGRESS		
a) Is to (ST, AL, CT, O)	WD	3
* b) Additional Egress (1, 2, 3, 4, M, X, S) No. 0		
12. CONCRETE STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging	STO	2
b) Railings, loose, missing, broken		
13. FRONT ENT LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det	PL	2
c) Ceilings cracked, broken, or det	PL	2
d) Floors worn, sagging, or det.	WD	3
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N		
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	B	2
b) Cols, piers, loose, missing, det.		X
c) Ceiling loose, missing, det.	PL	2
d) Framing split, deteriorated		S
e) Impervious floor, broken, det., missing		X
f) Doors, bulkheads, deteriorated	WD	2
g) Wind & skylts. deteriorated	WD	2
h) Wind. & skylts opaque and/or obst.		X
i) Stairs deteriorated		2
j) Stairs obstructed Y N P		
k) Lighting fix. present, operable Y N S		
l) Cellar properly ventilated Y N S		4
m) Free of dampness, water Y N S		
n) Plumbing, leaks & corrosion Y N S		L
o) Sump pump & pit Y N S		X
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S		X
r) Boiler room door metal clad Y N S		X
s) Boiler room door self closing Y N S		X
No.		

	MATL	COND
*16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr		
Hot Water btu/hr		
Steam btu/hr		
c) Pipe Coils, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry Prefab		
*17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate		
c) Capacity gph °F		
18. PRIMARY ELEC UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120 208-480		
c) Switchgear, modern Y N P		
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond		
e) Ductwork: Yes No % Bldg.		
Floor Area		
f) % of building A/C (No. of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower		
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. ~~LOBBY~~ & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. 1 Y N		
b) On Street Loading No Y N		
c) R. R. Siding No Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det		
b) Sill mouldings det., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cabs Hyd.		
b) Freight No Capacity		
c) Passenger No Capacity		
d) Sidewalk No. Capacity		
e) Drive AC DC in Penthouse BST		
f) Manually operated No		
g) Semi-automatic No		
h) Automatic No		
i) Elevator(s) enclosed No		
j) Empty elevator shaft No		
k) Power Source, Purch Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		2
b) Fire Detectors, Mech Elec		X
c) Portable Extinguishers Y N		2
d) Standpipes		X
e) Fire Towers		X
* f) Fire Escapes, No 1 ; to grade, No 1 , lateral, No.	SFL	2
g) Emergency Lights		2
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and or obst		
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl loose, missing, or det	SL	3
b) Roof sags or out of line		1
c) Chimney(s) det or out of plumb	B	3
d) Gutters, dwnspts, loose, missing, det.	CU	3
e) Cornices, facia, loose, missing, det		
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No Y N		
b) Roof		
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

30. COMMENT

Ref. Item	
4	All windows have aluminum storm windows.
11b	1st Floor & BST egress (aux) to the alley or backyard
16&17	Heating & Hot Water from Bldg 23/35
26f	Fire escape also serves Bldg # 23/35 & 25/37
8(a)	OUTSIDE WALLS BRICK AND MORTAR DETERIORATION LOOSE MORTAR JOINTS - BRICK SILLS PARTIALLY ALLEVIATED
28 b)	ROOF - INSPECTED FROM TOP OF ELIOT GARAGE - SLATE SHINGLES CRACKED, DETERIORATED AND MISSING - PLEASE
28 c)	LOCATIONS CHIMNEY POT FLUES - MORTAR DETERIORATED - MASTER IN POOR CONDITION
28 d)	GUTTERS - RUSTED IRON SPOTS RUSTED AND NOT MAINTAINED LEADERS IN POOR CONDITION,
	REMARKS: BUILDING INTERIOR IS BEING RENOVATED, NEW WALLS & CEILINGS.

Building Surveyed by Philip M. Davis E. Jones March 23, 1973 Date
4, 8, 12, c 8, Ernest Mahseredjian

Countersigned by David O'Neill 8/15/02 Date

Boston Redevelopment Authority Warren J. Vincent Project Engineer 4/18/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	73/2
ADDRESS	219 TREMONT STREET
OWNER/AGENT	
ALSO KNOWN AS	SAXON THEATRE

The mortar is partly missing in the outside masonry and trim.

The roof does not pitch to drains. There is evidence of long-standing water. The roof has either sagged or been pitched inaccurately when built.

The chimney is badly deteriorated.

The basement floor, concrete, is severely cracked.

The boiler and boiler room are unused and are in a badly deteriorated condition.

The fire escape is heavily rusted and in doubtful structural condition.

SUBSTANDARD

Building Classified by Francis J. Conroy — Chas. T. Main, Inc. — 4/17/73 Date

Countersigned by David C. Elwell — Authorized Officer, Chas. T. Main, Inc. — 4/17/73 Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/17/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393
BUILDING NO 73/2 **NUMBER OF FLOORS** 3+Bst.
ADDRESS 219 Tremont Street
OWNER/AGENT Ben Saxon
ALSO KNOWN AS Saxon Theatre

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ... %	—	—	—
a) Cracks in base material	10	5	2.0
b) Base matl. loose, miss., broken	9	5	1.8
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc) ... %	—	—	—
b) Floor sagging or pitched	5	5	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			3.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			3.0
b) Found, det., sinking, out of line			3.0
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			1.0
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3.0
b) Cols, piers, loose, missing, det.			2.0
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			3.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{200}{104} = 1.92$ Minor Defects - 0

Major Defects = 4

BOSTON REDEVELOPMENT AUTHORITY — BUILDING EXAMINATION SCHEDULE ____ OF ____

BEA PROJ NAME & NO: Park Plaza

BEA BLK & LOT NO: 393

WARD NO. DATE: 3-15-73 A.M. ✓ P.M. ✓

BUILDING NO: 73/2

ADDRESS: 219 TREMONT ST.

OWNER AGENT: MR. BEN. SACK (Theatre Owner)

ALSO KNOWN AS: SAXON THEATRE

No. Floors: 3 + BST

No. D.U.'s: NONE

MATERIAL CODE: AI Aluminum; ASB Asbestos; B Brick; BR Brass-Bronze; C Concrete; CB Concrete Block; CI Cast Iron; CONC Concrete; CL Clay; GR Granite; HAc Hard Acoustical; L Lead; M Marble; OJ Open Joist; PL Plaster; SL Slate

MATERIAL CODE: (Cont.) SM — Sheet Metal; STL — Steel; STO — Stone; STU — Stucco; T — Tile; WD — Wood; T & G — Tar & Gravel

CONDITION CODE: 1 — No deficiencies or deterioration; 2 — Def.-det. less than 25%; 3 — Def.-det. 26% to 50%; 4 — Def.-det. Over 50%; M — Makeshift — Inadequate; X — None or not applicable; S — Not seen, inaccessible

LOCATION CODE: AL — Alley; CT — Court; ST — Street; O — Other; S-BST — Subbasement; BST — Basement; I-UP — Floor No.; MEZ — Mezzanine; PH — Penthouse; AT — Attic; Rt — Right; Lt — Left; F — Front; R — Rear; S — Side

BUILDING TYPE: Type I — Fireproof; Type II — Semi-Fireproof; Type III — Heavy Timber & Masonry; Type IV — Light Wood & Masonry; Type V — Metal Frame; Type VI — Wooden Frame

MISC. SYMBOLS: Y — Yes; N — No; P — Partial; * — See "Comments"

Type Structure: A S ✓ D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP: Group A — Theatres; Group B — Halls; Group C — Schools; Group D — Hospitals & Detention Buildings; Group E — Commercial Bldgs. of Hazardous Occupancy; Group F — Office & Commercial Buildings; Group G — Commercl Bldgs. of Non-hazardous Occupancy; Group H — Unlimited Habitation & Large Dwellings; Group I — Limited Habitation & Small Dwellings; Other

CHECK HERE: No floor number 13 N; Subbasement N; Crawl Space N

BUILDING I — OCCUPANCY GROUP: A — YEAR BUILT: —

BAL. BAL.

MATERIAL CONDITION

	S BST		BST		1		MEZ		2		3		4		5		6		7		8		9		10		11		12		13		14		15	
	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C
1. EXTERIOR WALLS (1, 2, 3, 4, M, X, S) PL 1/100																																				
a) [illegible] material			PL	2	PL	2	PL	2	PL	2	PL	2																								
b) [illegible]			-	2	-	2	-	1	-	2	-	2																								
c) [illegible]			-	2	-	1	-	1	-	1	-	1																								
2. INTERIOR WALLS (PL, SM, C, HAc) PL 1/100																																				
a) [illegible] material			CONC	2	HAc	2	PL	2	PL	2	PL	2																								
b) [illegible]			-	1	-	1	-	1	-	1	-	1																								
c) [illegible]			-	1	-	1	-	1	-	1	-	1																								
3. FLOORS (WD, Conc)																																				
a) [illegible]			CONC	3	RUG	1	RUG	1	CONC	2	CONC	2																								
b) [illegible]			-	1	-	1	-	1	-	1	-	1																								
4. WINDOWS (AD, STL, AL)																																				
a) [illegible]			-	-	-	-	-	-	-	-	WD	2																								
b) [illegible]			-	-	-	-	-	-	-	-		2																								
5. FIXTURES (Electrical) (1, 2, 3, 4, M, X, S)																																				
a) Fixtures, Mounted Y N P ✓			C	2	-	-	C	2	-	-	C	4*																								
b) Fix. Vertical Y ✓ N P				2	-	-	-	2	-	-	-	2																								
c) Supply lines			BR	2	-	-	BR	2	-	-	BR	2																								
d) [illegible]			CI	2	-	-	CI	2	-	-	CI	2																								
6. TOILET ROOMS (1, 2, 3, 4, I, M, X, S)																																				
a) W			PL	2	-	-	PL	2	-	-	PL	2																								
b) [illegible]			PL	2	-	-	PL	2	-	-	PL	2																								
c) [illegible]			T	2	-	-	T	2	-	-	T	2																								
d) Partitions			WD	2	-	-	WD	2	-	-	WD	2																								
e) Vent. [illegible] Y ✓ N P			-	2	-	-	-	2	-	-	-	3*																								
7. LIGHTING (Electrical) (1, 2, 3, 4, M, X, S)																																				
a) Wiring [illegible] Y N ✓ P			-	2	-	1	-	1	-	-	-	1																								
b) Fixtures [illegible] Y N P ✓			-	2	-	2	-	2	-	-	-	3*																								

73/2

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints Loose, missing or det.	B	3
b) Other	—	—
c) Trim, loose, missing or det.	STO	3
d) Walls out of plumb ; Line ; Loca.	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface loose, broken, or det	STO	3
b) Found. det., sinking, out of line	STO	3
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	SM	2
11. FACADE GARDENS	—	—
a) Is to (ST, AL, CT, O)	—	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	STO	1
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det	WD	2
c) Ceilings cracked, broken, or det.	MC	2
d) Floors worn, sagging, or det.	RUG	1
e) Stairs worn, broken, sagging	RUG	1
f) Railings loose, broken, missing	CI	1
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	RUG	1
e) Stairs worn, broken, sagging	RUG	1
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	2
b) Cols, pier, loose, missing, det.	CONC	2
c) Ceiling loose, missing, det.	CONC	2
d) Framing split, deteriorated	—	—
e) Impervious floor, broken, det.; missing	CONC	3
f) Doors, bulkheads, deteriorated	SM	2
g) Wind & skylts deteriorated	—	—
h) Wind & skylts. opaque and/or obst.	—	—
i) Stairs deteriorated	STL	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	2
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	3
o) Sump pump & pit Y N S	—	2
p) Enclosed boiler room Y N S	CONC	3
q) Boiler room ventilated Y N S	—	—
r) Boiler room door metal clad Y N S	—	3
s) Boiler room door self closing Y N S	—	3
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	2
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P	—	2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	2
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	2
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	2
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond	—	2
e) Ductwork: Yes No % Bldg.	—	2
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f Temp °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	2
b) Walls cracked, broken, or det.	B	2
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	CI	2
f) Railings loose, broken, missing	CI	2
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Structurals det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd.	—	—
b) Freight No Capacity	—	—
c) Passenger No Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	2
b) Fire Detectors, Mech Elec	—	3
c) Portable Extinguishers Y N	—	2
d) Standpipes	—	1
e) Fire Towers	—	—
f) Fire Escapes, No. 1, to grade, No 1 ; lateral, No.	CI	3
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det	—	—
d) Wind & skylts deteriorated	—	—
e) Wind & skylts opaque and/or obst	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det	TGG	3
b) Roof sags or out of line		2
c) Chimney(s) det or out of plumb	B	4
d) Gutters, dwnspts, loose, missing, det	CU	2
e) Cornices, facia, loose, missing, det	STO	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref Item	
15c	Steel Bms support of conc. Floor
15L	Ventilation is Fair
15 q-r-s	Boiler Room Not in Use because of Edison Steam
5a	Abandoned Toilet Areas
6e	" " "
7b	Wiring in poor condition
8a,c	Mortar missing in some areas & some mortar jts are cracked

Building Surveyed by Earl Mehergian - John P. Germano 3-15-73 Date

Countersigned by [illegible] 4/17/73 Date

Boston Redevelopment Authority Project Engineer Warren J Vincent 4/17/73 Date

Sketch

MAIN

CHAS T MAIN INC

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ NAME & NO	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	72, 3
ADDRESS	227 TREMONT STREET
OWNER AGENT	SAXON THEATRE CORP. OF AMERICA
ALSO KNOWN AS	

The brick chimney is leaning to one side dangerously.

A steam line in the basement leaks causing water to collect on the basement floor.

The boiler is beneath a wood floor.

There is no fusible link shutoff for the fuel supply line.

STANDARD

Building Classified by _____ Date
Chas T Main Jr

Countersigned by _____ Date
Authorized Officer Chas T Main Jr

Boston Redevelopment Authority _____ 4/17/73 Date
Project Engineer

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 39.3
BUILDING NO 72/3 NUMBER OF FLOORS 5 + Bst
ADDRESS 227 Tremont Street
OWNER/AGENT Saxon Theatre Corporation of America
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	2	1	2.0
b) Base matl. loose, miss., broken	2	1	2.0
c) Evidence of leaks	6	6	1.0
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	9	6	1.5
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			X
b) Found. det., sinking, out of line			X
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			2
d) Framing split, deteriorated			2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

Minor Deterioration = $\frac{\text{score}}{\text{count}} = \frac{165}{96} = 1.72$

Minor Defects = 0

Major Defects = 0

FORM CBD-1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 393

BUILDING NO. 72/3

WARD NO. DATE 5 3-9-73 A.M. P.M.

ADDRESS 227 Tremont St

OWNER AGENT Saxon Theatre Corporation of America

ALSO KNOWN AS

No. Floors 5

No. D.U.'s 3

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mez.anine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other Lounge - Apartments - Book Store

CHECK HERE:
No floor number 13 ✓
Subbasement ✓
Crawl Space ✓

BUILDING TYPE: IV

OCCUPANCY GROUP: Other

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	16 M	16 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			B	2	—	S			—	S	—	S	—	S	—	S																		
b) Base matl. loose, miss., broken			B	2	—	S			—	S	—	S	—	S	—	S																		
c) Evidence of leaks			—	1	—	1			—	1	—	1	—	1	—	1																		
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			WD	2	—	S			—	S	—	S	—	S	—	S																		
b) Base matl. loose, miss., broken			WD	2	—	S			—	S	—	S	—	S	—	S																		
c) Evidence of leaks			—	1	—	1			—	1	—	1	—	2	—	1																		
3. FLOORS (WD, Conc) 10% Conc 90% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			Conc	2	T	2			WD	2	—	S	—	S	—	S																		
b) Floor sagging or pitched			Conc	2	T	2			—	2	—	1	—	1	—	1																		
4. WINDOWS (WD, STL, AL) 75% AL 25% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	AL	2			—	X	AL	2	AL	2	AL	2																		
b) Wood & Sky lts opaque and or obst.			—	X	AL	2			—	X	AL	2	AL	2	AL	2																		
5. UTILITIES - PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			C	2	—	X			C	2	C	2	C	2	C	2																		
b) Fix., Vented, Currently Y ✓ N P			—	S	—	X			—	S	—	S	—	S	—	S																		
c) Supply lines			CU	2	—	X			CU	2	CU	2	CU	2	CU	2																		
d) Drain lines			CU	2	—	X			—	S	CU	2	CU	2	CU	2																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			PL	2	—	X			T	2	T	1	T	1	T	1																		
b) Ceiling			WD	2	—	X			HAc	2	HAc	1	HAc	1	HAc	1																		
c) Floor			T	2	—	X			T	2	T	1	T	1	T	1																		
d) Partitions			Sm	2	—	X			Sm	2	—	X	—	X	—	X																		
e) Ventilated, Currently Y ✓ N P			Sm	2	—	X			Sm	2	Sm	2	Sm	2	Sm	2																		
7. UTILITIES - ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	2	—	1			—	2	—	1	—	1	—	1																		
b) Fixtures, modern Y ✓ N P			—	1	—	1			—	2	—	1	—	1	—	1																		

72/3

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	X
c) Trim, loose, missing or det.	SM	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface bo e, broken, or det.	—	X
b) Found, det., sinking, out of line	—	X
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	STL	2
11. PRIMARY EGRESS	—	—
a) Is to (STREET, CT, O)	—	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	2
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	2
b) Cols, piers loose, missing, det.	B	2
c) Ceiling loose, missing, det.	—	X
d) Framing pit, deteriorated	WD	2
e) Impervious floor, broken, det., missing	Conc	2
f) Doors, bulkheads, deteriorated	—	X
g) Wind. & skylts. deteriorated	—	X
h) Wind. & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	STL	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	2
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	2
o) Sump pump & pit Y N S	—	—
p) Enclosed boiler room Y N S	B	2
q) Boiler room ventilated Y N S	—	—
r) Boiler room door metal clad Y N S	—	1
s) Boiler room door self closing Y N S	—	1
No. 1	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	SM	2
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	SM	2
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	STL	1
c) Capacity 20 gph 180 °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC ✓	—	—
b) Volts 120-208, 480	—	—
c) Switchgear, modern Y ✓ N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	SM	1
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	S
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	S
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	S
e) Ductwork: Yes ✓ No 25 % Bldg. Floor Area	—	S
f) 25 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	STL	2
b) Railings, loose, missing, broken	STL	2
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y ✓ N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.	—	—
b) Str. mmbrs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cab e Hyd.	—	—
b) Freight No. Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No.	—	—
g) Semi-automatic No.	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech. Elec.	—	X
c) Portable Extinguishers Y ✓ N	—	2
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No. 1 ; to grade, No. ; lateral, No.	STL	2
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 8, 4, M, X, S)	—	1
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind & skylts deteriorated	—	—
e) Wind & skylts opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	TGG	2
b) Roof sags or out of line	—	2
c) Chimney(s) det. or out of plumb	B	4
d) Guttters, dwnspts, loose, missing, det	STL	2
e) Cornices, facia, loose, missing, det	SM	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref. Item	
	The ground floor is presently a bookstore & shares heating and air-conditioning through ductwork with the Sizzleberd restaurant having package ceiling mounted units. Upper 3 apartment floors are well appointed & utilise baseboard heating (electric)
15(b)	Basement has a brick pier added to the side of the access stair with a badly seated added steel floor support beam.
15(m)	There is a leaking steam line at 90° to Stuart St causing water to collect on the basement floor
15(q)	The boiler vent stack is built tight into the wall & there is no other boiler room ventilation system. Above the boiler is a WOOD floor. Could find no fusible-link in the fuel oil supply line.
16(a)	Floors 1 & 2 are heated by ceiling mounted units.
28(c)	Top 2 or 3 Ft of the brick chimney is in a dangerous condition as it is leaning to one side & requires dismantling & rebuilding in the defective area.

Building Surveyed by E. Guinaird N. Marini — Date: Mar. 9 1973

Countersigned by Dan'l C. Stuart — Date: 8/22/77

Boston Redevelopment Authority — Project Engineer: Warren J. Vincent — Date: 4/17/73

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	71/4
ADDRESS	133 STUART STREET - 235 TREMONT STREET
OWNER/AGENT	SAXON THEATRE CORP. OF AMERICA
ALSO KNOWN AS	

The basement floor, concrete, is deteriorated, cracked and sagging.

Toilet room tile flooring is broken away in places.

The boiler room door is not fireproof and is not self-closing.

The fuel tank and the boiler are not in separate rooms.

STANDARD

Building Classified by Francis J Conroy 4/17/73
Chas T Main, Inc. Date

Countersigned by
Authorized Officer, Chas T Main, Inc. Date

Boston Redevelopment Authority Warren J Vincent 4/17/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & LOT NO. 393
BUILDING NO 71/4 NUMBER OF FLOORS 2 + Bsf
ADDRESS 133 Stuart Street - 235 Tremont Street
OWNER/AGENT Saxon Theatre Corp. of America
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ..... %	—	—	—
a) Cracks in base material	6	3	2.0
b) Base matl. loose, miss., broken	3	2	1.5
c) Evidence of leaks	4	3	1.3
3. FLOORS (WD, Conc) ..... %	—	—	—
b) Floor sagging or pitched	5	3	1.7
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found. det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			2
d) Framing split, deteriorated			2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1
b) Roof sags or out of line			1

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{111}{66} = 1.68$ Minor Defects = 0

Major Defects = 0

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

PROJECT NAME & NO. PARK PLAZA

PROJECT ACTIVITY NO. 393

BUILDING NO. 71/4

ADDRESS 133 Stuart St. - 235 Tremont St

OWNER AGENT Saxon theatre Corporation of America

AKA OR KNOWN AS Mark

WARD NO. DATE 5 3 7 73 A.M.

No. Floors 2

No. D.U.'s N

MATERIAL CODE

AL Aluminum
A.B. Asbestos Board
B Brick
BR Brass
CP Composition
CI Cast Iron
CONC Concrete
CT Ceramic Tile
CU Copper
FY Fiberglass
I Iron
M Marble
CI Cast Iron
H Hardwood

MATERIAL CODE (Cont.)

M Other Metal
PL Plaster
PO Stone
PT Paint
T Tile
W Wood
T & G Tongue & Groove

CONDITION CODE

1 New or like new condition or renovation
2 Deteriorated but not beyond repair
3 Deteriorated beyond repair
4 Defective or Overall
5 Make Up - Inadequate
N Not applicable
X Not Applicable

LOCATION CODE

AL Alley
CI Court
SF Street
O Other
EXT Exterior
EXT Exterior
EXT Exterior
MEZ Mezzanine
EB Exterior Basement
AT Attic
RU Roof
Ft Front
F Front
R Rear
S Side

BUILDING TYPE

Type I Fireproof
Type II Semi-Fireproof
Type III - Heavy Timber & Masonry
Type IV Light Wood & Masonry
Type V Metal Frame
Type VI Wooden Frame

SYMBOLS

Y Yes
N No
P Partial
* See "Comments"

Type Structure A S D

Structure Converted Yes No Type

OCCUPANCY GROUP

Group A Assembly
Group B Business
Group C Schools
Group D Hospitals & Institutions
Group E Dwellings
Group F Office & Commercial
Group G Commercial
Group H Industrial, Storage & Large Dwellings
Group I Industrial & Storage Dwellings

Theatres - Bars

CHECK HERE

Non-Conforming Use ✓
Sign Permit N
Certificate of Use N

OCCUPANCY GROUP Other

YEAR BUILT

MATERIAL CONDITION

	B.T.		1		MEZ		2		3		4		5		6		7		8		9		10	
	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C
			B.	2	WD	2			PL	2														
			-	2	-	-			-	1														
			-	1	-	1			-	2														
			Con.	2	T	2			H/L	2														
			-	2	-	-			-	-														
			-	1	-	1			-	2														
			Con.	3	-	-			T	2														
			Con.	3	-	1			-	1														
			-	X	AL	2			AL	2														
			-	X	-	1			-	1														
			CU	1	CU	1			CU	1														
			CI	2	-	-			CI	1														
			CU	2	CU	1			CU	1														
			CI	2	CU	1			CU	1														
			PL	M	T	3			T	2														
			PL	M	T	1			HA	2														
			Con.	3	T	2			T	2														
			SM	1	SM	3			SM	1														
			-	X	-	1			SM	1														
			-	3	-	1			-	2														
			-	2	-	2			-	2														

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	1
b) Other	—	—
c) Trim, loose, missing or det.	Conc	1
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills rotted, broken, or det.	—	—
b) Found, det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	SM	1
11. PRIMARY EGRESS	—	—
a) Is to (ST, AL, CT, O)	—	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	HAC	1
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	2
b) Cols, piers, loose, missing, det.	B	2
c) Ceiling loose, missing, det.	Conc	1
d) Framing split, deteriorated	Conc	2
e) Impervious floor, broken, det., missing	—	X
f) Doors, bulkheads, deteriorated *	WD	2
g) Wind. & skylts. deteriorated	—	X
h) Wind. & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	STL	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	3
o) Sump pump & pit Y N S	—	—
p) Enclosed boiler room Y N S	B	2
q) Boiler room ventilated Y N S	—	X
r) Fire room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No. 1	—	2

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, Gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	X
Hot Water btu/hr	—	X
Steam btu/hr	CI	1
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	CI	1
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, Gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	STL	2
c) Capacity 70 gph 180 °F	—	
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120/208-480	—	—
c) Switchgear, modern Y N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	CU	2
Size Tons	—	—
b) System:	—	—
Pkg. Unit, Central Fan, Fan Coil Unit	SM	2
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No 50% Bldg. Floor Area	SM	2
f) 100 % of building A/C (No of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Conling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 2 Y N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cab'e Hyd.	—	—
b) Freight No. Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech. Elec	—	X
c) Portable Extinguishers Y N	—	2
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No. ; to grade, No. ; lateral, No. *	—	X
g) Emergency Lights	—	1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	Tar	1
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	—	X
d) Guttters, dwnspts, loose, missing, det.	—	X
e) Cornices, facia, loose, missing, det.	Conc	1
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref. Item	
6(a)	At first floor level the tile is broken away completely behind the MEN'S urinals. Both MEN'S Toilets (1st & 2nd Floor) smell very badly
13(f)	The access door to the boiler room is wood, and NOT self closing. The fuel tanks and boiler are in the same room.
26(f)	Egress from the boiler room does not constitute a primary exit as it leads into an open bar room.
5(J)	The whole plumbing system requires a complete inspection as the piping is confused by the addition of new piping to existing over the years.

Building Surveyed by [illegible] Nicholas Mancuso MAR 7 1973 Date

Countersigned by [illegible] 4/10/73 Date

Boston Redevelopment Authority Warren J. Vincent Project Engineer 4/17/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	70/5
ADDRESS	105-109 STUART STREET
OWNER/AGENT	T. J. BOYLE Et. Al.
ALSO KNOWN AS	

The basement floor is brick construction and very uneven.

The third and fourth floor toilets are inoperable.

The brick chimney above the roof line is out of plumb.

Sandstone lintels and sills are decomposing and splitting.

The interiors of the top three floors are in poor condition.

SUBSTANDARD

Building Classified by [signature] 4/17/73
Chas. T. Main, Inc. Date

Countersigned by [signature] [illegible]
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority [signature] 4/17/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 393
BUILDING NO 7015 **NUMBER OF FLOORS** 4 + BST
ADDRESS 105-109 Stuart Street
OWNER/AGENT T. J. Boyle Et Al
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ..... %	—	—	—
a) Cracks in base material	11	4	2.8
b) Base matl. loose, miss., broken	11	4	2.8
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc) .. %.	—	—	—
b) Floor sagging or pitched	11	5	2.2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	—	2
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	1	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found, det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	—	2
b) Cols, piers, loose, missing, det.	1	—	1
d) Framing split, deteriorated	3	—	3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	2	—	2
b) Roof sags or out of line	2	—	2

Minor Deficiencies

$$\frac{\text{Score}}{\text{Total}} = \frac{212}{98} = 2.17$$

Major Defects = 4

Minor Defects = 1

FORM CBD 1 64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK & PAR. NO. 3/3

WARD NO. DATE 5 2-3-76 (A.M.) P.M.

BUILDING NO. 7015

ADDRESS 162-164 Stuart Street

OWNER AGENT T. J. Boyle et. Al

ALSO KNOWN AS

No. Floors 4

No. D.U.'s N

MATERIAL CODE:
- AL — Aluminum
- ASB — Asbestos
- B — Brick
- BR — Brass Bronze
- C — Ceramic
- CB — Concrete Block
- CI — Cast Iron
- CONC — Concrete
- CU — Copper
- GR — Granite
- HAc — Hardwood Acoustical
- L — Lead
- M — Marble
- OJ — Open Joist
- PL — Plaster
- SL — Slate

MATERIAL CODE: (Cont.)
- SM — Sheet Metal
- STL — Steel
- STO — Stone
- STU — Stucco
- T — Tile
- WD — Wood
- T & G — Tar & Gravel

CONDITION CODE:
- 1 — No deficiencies or deterioration
- 2 — Def.-det. less than 25%
- 3 — Def.-det. 25% to 50%
- 4 — Def.-det. Over 50%
- M — Makeshift — Inadequate
- X — None or not applicable
- S — Not seen, inaccessible

LOCATION CODE:
- AL — Alley
- CT — Court
- ST — Street
- O — Other
- S-BST — Subbasement
- BST — Basement
- 1-UP — Floor No.
- MEZ — Mezzanine
- PH — Penthouse
- AT — Attic
- Rt — Right
- Lt — Left
- F — Front
- R — Rear
- S — Side

BUILDING TYPE:
- Type I — Fireproof
- Type II — Semi-Fireproof
- Type III — Heavy Timber & Masonry
- Type IV — Light Wood & Masonry
- Type V — Metal Frame
- Type VI — Wooden Frame

MISC. SYMBOLS:
- Y — Yes
- N — No
- P — Partial
- * — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
- Group A — Theatres
- Group B — Halls
- Group C — Schools
- Group D — Hospitals & Detention Buildings
- Group E — Commercial Bldgs. of Hazardous Occupancy
- Group F — Office & Commercial Buildings
- Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
- Group H — Unlimited Habitation & Large Dwellings
- Group I — Limited Habitation & Small Dwellings
- Other

CHECK HERE:
- No floor number 13 ✓
- Subbasement N
- Crawl Space N

BUILDING TYPE IV

OCCUPANCY GROUP: G — See Note

YEAR BUILT:

MATERIAL CONDITION

Item Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) C, PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			B,WD	2	2	3			PL	3	PL	3	PL	3																				
b) Base mat'l loose, miss., broken			-	2	-	3				3		3	-	3																				
c) Evidence of leaks			-	1	-	1				1	-	1		2																				
2 INSIDE CEILINGS (O, PL, SM, C, HAc) C, PL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			WD	X	WD	3			PL	3	PL	3	PL	3																				
b) Base mat'l loose, miss., broken			-	2	-	3				3		3	-	3																				
c) Evidence of leaks			-	1	-	2				2	-	2	-	2																				
3 FLOORS (WD, Conc) WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			B	3	T	2			WD	2	WD	3	WD	3																				
b) Floors sagging or pitched *			-	3	-	2			-	2		2		2																				
4 WINDOWS (WD, STL, AL) WD, STL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			WD	2	WD	2			WD	3	WD	3	WD	3																				
b) Wind. & Scr. opaque and or obst.			-	2	-	2				3	-	1		2																				
5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S) *	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			C	2	-	X			C	3	C	3	C	3																				
b) Fix., Vented, Currently Y ✓ N P			-	3	-	X			CI	3	CI	3	CI	2																				
c) Supply lines			CU	1	-	X			BR	2	BR	2	BR	2																				
d) Drain lines			CU	1	-	X			CI	2	CI	2	CI	1																				
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			WD	1	-	X			PL	2	PL	3	PL	3																				
b) Ceiling			WD	1	-	X			PL	3	PL	3	PL	3																				
c) Floor			WD	2	-	X			T	2	T	2	T	3																				
d) Partitions			-	X	-	X			-	X	-	X	-	X																				
e) Ventilated, Currently Y N ✓ P			-	4	-	X			-	3	-	3	-	3																				
7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y ✓ N P			-	1	-	1			-	2	-	2	-	2																				
b) Fixtures, modern Y ✓ N P			-	2	-	2			-	3	-	3	-	3																				

70/5

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other *	—	X
c) Trim, loose, missing or det.	B	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface loose, broken, or det.	—	S
b) Found. det., sinking, out of line	—	S
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	STL	2
11. PRIMARY EGRESS	—	—
a) Ext to (ST) AL, CT, O)	AL	1
b) Adjoining Egress (1, 2, 3, 4, M, X, S) No.	—	X
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N✓ P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y✓ N	—	—
h) Panic Bars Y N✓	—	X
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B-SM	2
b) Cols, piers, loose, missing, det.	STL	1
c) Ceiling loose, missing, det.	—	X
d) Framing split, deteriorated *	WD	3
e) Impervious floor, broken, det., missing	B	2
f) Doors, bulkheads, deteriorated	—	X
g) Wind & skylts. deteriorated	WD	2
h) Wind & skylts. opaque and/or obst.	—	2
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N✓ P	—	—
k) Lighting fix. present, operable Y✓ N S	—	—
l) Cellar properly ventilated Y✓ N S	—	2
m) Free of dampness, water Y✓ N S	—	—
n) Plumbing, leaks & corrosion Y N✓ S	—	2
o) Sump pump & pit Y✓ N S	—	2
p) Enclosed boiler room Y N S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S) *	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	SM	1
Hot Water btu/hr	—	—
Steam btu/hr	—	2
c) Line Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	SM	1
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S) *	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	1
c) Capacity 80 gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S) *	—	—
a) AC ✓ DC ✓	—	—
b) Volts 120-208 480	—	—
c) Switchgear, modern Y N✓ P	—	2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S) First Floor Only	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	1
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	1
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	1
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No % Bldg.	—	—
Floor Area	—	—
f) 20 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine - Freon	—	2
b) Area s f Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	X
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N.	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y✓ N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det.	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd	—	—
b) Freight No Capacity	—	—
c) Passenger No Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	
g) Semi-automatic No	—	
h) Automatic No.	—	
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No	—	—
k) Power Source, Purch Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech Elec	—	—
c) Portable Extinguishers Y✓ N	—	1
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No ; to grade, No. ;	—	—
lateral, No. 1	STL	2
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl loose, missing, or det. shingles	ASB	2
b) Roof sags or out of line	—	2
c) Chimney(s) det or out of plumb *	B	2
d) Gutters, dwnspts, loose, missing, det.	SM	2
e) Cornices, fascia, loose, missing, det	B	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y. N✓	—	—
b) Roof	—	—
c) Garaged No. Y. N✓	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref. Item	
3(b)	The basement floor is brick construction & very undulating
5	Basement & first floors have modern plumbing. Bore iron piping was used with iron hangers. Except for the second floor toilets above which are inoperable.
15(b)	Lally columns & additional timbers have been used at the beams to enable the floor to carry a bed room.
16	Heat heaters (gas fired) used in the basement & first floors. Gas fired cast iron radiators in the floors above.
17	Electric water heater for basement & first floors. Gas water heater above
19	A C for basement & first floors. D C above
28c	The brick chimney above roof level is out of plumb.
8(b)	Sandstone lintels & particularly sills are decomposing and showing laminar splitting.
	The building appears to be structurally sound except for the details itemized above.
Note:	Interior condition of the top three floors is in bad condition.

Building Surveyed by M Marcum Mar 13 1973 Date

Countersigned by [illegible] 4/27/73 Date

Boston Redevelopment Authority Warren J Vincent Project Engineer 4/17/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	69A/6A and 69B/6B
ADDRESS	111-113 Stuart St.
OWNER/AGENT	
ALSO KNOWN AS	Sizzlebord Restaurant and Apt.s

The building is in poor condition structurally. Exterior masonry and trim is deteriorated in many places.

Window frames are in bad condition: rotting and separating from the surrounding brickwork.

Some wiring is exposed.

SUBSTANDARD

Building Classified by Francis J. Carey — Chas. T. Main, Inc. — 4/13/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — [illegible] Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/13/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393
BUILDING NO 69A/6A, 69B/6B **NUMBER OF FLOORS** 4+Bsf
ADDRESS 111-113 Stuart Street
OWNER/AGENT Saxon Theatre Corporation of America
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ....%	—	—	—
a) Cracks in base material	2	1	2
b) Base matl. loose, miss., broken	2	1	2
c) Evidence of leaks	5	5	1
3. FLOORS (WD, Conc) ....%	—	—	—
b) Floor sagging or pitched	7	5	1.4
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			3
b) Other			X
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			3
b) Found, det., sinking, out of line			3
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			4
d) Framing split, deteriorated			3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{120}{81} = 1.48$

Minor Defects = 0

Major Defects = 3

FORM BDA-1 14

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 393

WARD NO. DATE 5 3-13-73 A.M. (P.M.)

BUILDING NO. 67A/6A 69B/6B

ADDRESS 111-113 Stuart Street

OWNER AGENT Saxon Theatre Corporation of America

ALSO KNOWN AS

No. Floors 4

No. D.U.'s 3

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other Restaurant - Apts

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE IV

OCCUPANCY GROUP: Other

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 ★ M	4 ★ C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	13 M	13 C	14 M	14 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			B	2	—	S			—	S	—	S	—	S																				
b) Base matl. loose, miss., broken				2	—	S			—	S	—	S	—	S																				
c) Evidence of leaks			—	1	—	1			—	1	—	1	—	1																				
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			WD	2	PL	2			—	S	—	S	—	S																				
b) Base matl. loose, miss., broken			WD	2	PL	2			—	S	—	S	—	S																				
c) Evidence of leaks			—	2	—	1			—	1	—	1	—	1																				
3. FLOORS (WD, Conc) 20% Conc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing 80% WD			Conc	2	WD	2			WD	S	WD	S	WD	S																				
b) Floor sagging or pitched			—	2	—	2			—	1	—	1	—	1																				
4. WINDOWS (WD, STL, AL) ★ 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	AL	1			WD	2	WD	3	WD	3																				
b) Wind. & Sky. t. opaque and or obst.			—	X	—	1			—	1	—	1	—	1																				
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			—	X	STL	1			C	1	C	1	C	1																				
b) Fix., Vented, Currently Y ✓ N P			—	X	—	S			CI	1	CI	1	CI	1																				
c) Supply lines			—	X	CU	1			CU	1	CU	1	CU	1																				
d) Drain lines			—	X	CU	2			CU	1	CU	1	CU	1																				
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	X	—	X			WD	1	WD	1	WD	1																				
b) Ceiling			—	X	—	X			MAC	1	—	1	STL	1																				
c) Floor			—	X	—	X			C	1	C	1	C	1																				
d) Partitions			—	X	—	X			—	X	—	X	—	X																				
e) Ventilated, Currently Y N P			—	X	—	X			—	1	—	1	—	1																				
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed ★ Y N P ✓			—	3	—	1			—	1	—	1	—	1																				
b) Fixtures, modern Y N P ✓			—	2	—	2			—	2	—	2	—	2																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S) *	—	—
a) Masonry & Joint — Loose, missing or det.	B	3
b) Other	—	X
c) Trim, loose, missing or det.	B	3
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills & Piers, broken, or det.	—	3
b) Found. det., sinking, out of line	—	3
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. FRONT EGRESS	—	—
a) Is to (ST, AL, CT, O)	WD	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	2
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	SMPL	2
d) Floors worn, sagging, or det	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	X
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	2
b) Cols, piers, loose, missing, det. *	WD	4
c) Ceiling loose, missing, det.	—	X
d) Framing split, deteriorated *	WD	3
e) Impervious floor, broken, det., missing	CONC	2
f) Doors, bulkheads, deteriorated	—	X
g) Wind. & skylts. deteriorated	—	X
h) Wind. & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	2
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	2
o) Sump pump & pit Y N S	—	X
p) Enclosed boiler room Y N S		X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal,	—	—
b) Type — Hot Air btu/hr	—	X
Hot Water btu/hr	—	X
Steam btu/hr	CI	1
c) Pipe Coils, Radiators	CI	1
Unit Heaters, Finned Tube, Ducts	—	X
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch, Steam	—	—
b) Type — Sidearm, Internal, Separate	CU	1
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120-208 480	—	—
c) Switchgear, modern Y N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S) *	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	1
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	1
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	2
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	SM	1
e) Ductwork: Yes No 20 % Bldg.	SM	1
Floor Area	—	—
f) 40 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd	—	—
b) Freight No Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech. Elec	—	—
c) Portable Extinguishers * Y N	—	4
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. ; to grade, No ;	—	—
lateral, No.	—	—
g) Emergency Lights	—	—
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and or obst	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det. Shingles	ASB	2
b) Roof sags or out of line	—	2
c) Chimney(s) det. or out of plumb	B	2
d) Gutters, dwnspts, loose, missing, det	SM	2
e) Cornices, facia, loose, missing, det	B	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

69A/
69B/6

30 COMMENT

Ref Item

69A/6A
69B/6B

[illegible]

Building Surveyed by [illegible] Mar 3 1973
Date

Countersigned by
Date

Boston Redevelopment Authority Warren J Vincent 4/13/73
Project Engineer Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	68/7
ADDRESS	115-117-119-121 STUART STREET
OWNER/AGENT	
ALSO KNOWN AS	"THE LIVING ROOM"

The building appears to be sound except that the roof sags slightly in the center where air conditioning equipment is located. There is evidence of water retention here.

STANDARD

Building Classified by Thomas J. Conroy — Chas. T. Main, Inc. — Date 4/13/73

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — Date 4/13/73

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — Date 4/13/73

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 373
BUILDING NO 6817 NUMBER OF FLOORS 1
ADDRESS 115-117-119-121 Stuart Street
OWNER/AGENT Peter J. Fauman
ALSO KNOWN AS Living Room

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material			—
b) Base matl. loose, miss., broken			—
c) Evidence of leaks			—
3. FLOORS (WD, Conc) .....%...	—	—	—
b) Floor sagging or pitched			1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			—
b) Cols, piers, loose, missing, det.			—
d) Framing split, deteriorated			—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			3
b) Roof sags or out of line			3

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{33}{29} = 1.14$ Minor Defects = 0

Major Defects = 0

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE OF

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 393

WARD NO. DATE 5 3 12 73 (A.M.) P.M.

BUILDING NO. 6017

ADDRESS 115-117-119-121 Stuart Street

OWNER AGENT Peter J. Fiumara

ALSO KNOWN AS Living Room

No. Floors 7

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hair cor Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def. det. less than 25%
3 — Def. det. 26% to 50%
4 — Def. det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
FLUP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No From *

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other Lounge-Bar

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE II

OCCUPANCY GROUP other

YEAR BUILT

MATERIAL/CONDITION

Item	S-BST		BST		1		MEZ		2		3		4		5		6		7		8		9		10		11		12		14		15	
	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks, indent, material					—	S																												
b) Loose, small bricks, mortar, broken					—	S																												
c) Evidence of leak					—	S																												
2. INSIDE CEILINGS (OF FIRM C BACKED STC	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks, indent, material					—	S																												
b) Rise, small bricks, mortar, broken					—	S																												
c) Evidence of leak					—	S																												
3. FLOORS (WD, Conc) 50% WD 50% Conc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring cracks, loose, or missing				Conc WD	—	1																												
b) Floor sagging or pitched					—	1																												
4. WINDOWS (WD, STL, AL)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated					—	X																												
b) Weld & Sash opaque and or obst.					—	X																												
5. FIXTURES & PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P					C	1																												
b) Fix. Vented Currently Y ✓ N P					S	1																												
c) Supply lines					CU	1																												
d) Drain line					CU	1																												
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls					T	2																												
b) Ceiling					PL	2																												
c) Floor					Conc	1																												
d) Partitions					SM	2																												
e) Ventilated, Currently Y ✓ N P					SM	2																												
7. FIXTURES & ELECTRICAL (1, 2, 3, 4, M, X, S)																																		
a) Wiring, exposed Y N ✓ P					—	1																												
b) Fixtures, modern Y ✓ N P					—	1																												

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	1
b) Other	—	—
c) Trim, loose missing or det.	SM	1
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sarace Ho e, Broken, or det.	—	S
b) Foundat. det., sinking, out of line	—	S
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	SM	1
11. PRIMARY EGRESS	—	—
a) Is to (ST, AL, CT, O)	—	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	—	—
b) Cols, pier [illegible], missing, det.	—	—
c) Ceiling lo e, mi. [illegible] det.	—	—
d) Framing plit, deteri ated	—	—
e) Impervious floor, broken, det., missing	—	—
f) Doors, bulkheads, deteriorated	—	—
g) Wind & skylts. deteriorated	—	—
h) Wind. & skylts. opaque and/or obst.	—	—
i) Stairs deteriorated	—	—
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & Corrosion Y N S	—	—
o) Sump pump & pit Y N S	—	—
p) Enclosed boiler room Y N S	—	—
q) Boiler room ventilated Y N S	—	—
r) Boiler room door metal clad Y N S	—	—
s) Boiler room door self closing Y N S	—	—
No.	—	—

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	1
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	—	X
Unit Heaters, Finned Tube, Ducts	SM	1
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	1
c) Capacity — gph - °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts 120 208 480	—	—
c) Switchgear, modern Y ✓ N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	SM	1
Size 7½ Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	SM	1
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	SM	1
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes ✓ No 100% Bldg. Floor Area	SM	1
f) 100 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y ✓ N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found. piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS 1, 2, 3, 4, M, X, S)	—	—
a) Cab'e Hyd.	—	—
b) Freight No. Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet ✓	—	1
b) Fire Detectors, Mech. ✓ Elec.	—	1
c) Portable Extinguishers Y ✓ N	—	1
d) Standpipes	SM	1
e) Fire Towers	—	—
f) Fire Escapes, No. ; to grade, No. ; lateral, No.	—	—
g) Emergency Lights	—	1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	TG	2
b) Roof sags or out of line	—	2
c) Chimney(s) det. or out of plumb	—	X
d) Guttters, dwnspts, loose, missing, det.	—	X
e) Cornices, facia, loose, missing, det.	—	X
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

68

This building was remodeled internally in 1966 for which Fred Lenox was employed (Architect)
the ground floor was made of concrete and NO basement was reported.
28. The roof framing is a bar joist construction with metal decking & built-up roofing on it. Some sagging and water collection is evident at the center of the roof in the area of the air conditioning equipment. Rubbish has been allowed to collect on the roof.

Building Surveyed by [signature] M. Mazzoni — Date MAR. 12 1973

Countersigned by [signature] — Date [illegible]

Boston Redevelopment Authority — Project Engineer Nancy J. Vincent — Date 4/13/73

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	67/8
ADDRESS	123 Stuart St.
OWNER/AGENT	Angelina Vara
ALSO KNOWN AS	1-2-3 Lounge

There is evidence of roof leaks in the interior ceilings.

Sinks and plumbing leak.

Ceilings in the basement are torn open in many places.

SUBSTANDARD

Building Classified by Francis J. Lowry — Chas. T. Main, Inc. — 4/13/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — 4/13/73 Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/13/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & LOT NO. 393
BUILDING NO 671S
ADDRESS 123 Stuart Street
OWNER/AGENT Angelina Vara
ALSO KNOWN AS

NUMBER OF FLOORS 11 Bst

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	2	1	2
b) Base matl. loose, miss., broken	2	1	2
c) Evidence of leaks	1	1	1
3. FLOORS (WD, Conc) .....%.	—	—	—
b) Floor sagging or pitched	3	2	1.5
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			—
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			x
d) Framing split, deteriorated			2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			3
b) Roof sags or out of line			1

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{85}{41} = 2.07$

Minor Defects = 1

Major Defects = 1

FORM CBD-1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 393

WARD NO. DATE 5 3 12 73 A.M. P.M.

BUILDING NO 67/8

ADDRESS 123 Stuart Street

OWNER AGEN Angelina Varri

ALSO KNOWN AS 1-2-3 Lounge

No. Floors 7

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioratinn
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
I-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other Bar & Lounge

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: II

OCCUPANCY GROUP: Other

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			B	2	—	S																												
b) Base matl. loose, miss., broken			—	2	—	S																												
c) Evidence of leaks			—	1	—	S																												
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100% STL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			—	S	—	S																												
b) Base matl. loose, miss., broken			—	S	—	S																												
c) Evidence of leak			—	2	—	2																												
3. FLOORS (WD, Conc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			WD	2	WD	2																												
b) Floor sagging or pitched			—	1	—	2																												
4. WINDOWS (WD, STL, AL) %	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	—	X																												
b) Wind. & Skylt. opaque and or obst.			—	X	—	X																												
5. UTILITIES & PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			STL	2	CU	2																												
b) Fix., Vented, Currently Y ✓ N P			—	S	CU	2																												
c) Supply lines			CU	2	CU	2																												
d) Drain lines			STL	2	CU	2																												
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	X	PLWD	2																												
b) Ceiling			—	X	WD	2																												
c) Floor			—	X	T	2																												
d) Partitions			—	X	WD	2																												
e) Ventilated, Currently Y ✓ N P			—	X	—	2																												
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	2	—	2																												
b) Fixtures, modern Y N ✓ P			—	4	—	4																												

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	—
c) Trim, loose, missing or det.	B	2
d) Walls out of plumb ; Line ; Loca.	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Stratum line, broken, or det.	—	—
b) Found'n, det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	SM	2
11. EXTERIOR DOORS	—	—
a) Type (STEEL, CT, O)	—	2
b) Addition to Egress (1, 2, 3, 4, M, X, S) No.	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	1
b) Cols, piers, loose, missing, det.	—	X
c) Ceiling loose, missing, det.	T	3
d) Framing split, deteriorated	WD	2
e) Impervious floor, broken, det., missing	WD	2
f) Doors, bulkheads, deteriorated	—	X
g) Wind & skylts. deteriorated	—	X
h) Wind. & skylts opaque and/or obst.	—	X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	2
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	3
o) Sump pump & pit Y N S	—	—
p) Enclosed boiler room Y N S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	SM	2
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	—	2
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam * Electric Water Cylinder	—	—
b) Type — Sidearm, Separate	—	2
c) Capacity 40 gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts 120-208 480	—	—
c) Switchgear, modern Y ✓ N P	—	2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	2
Size 7 Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	2
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	2
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	2
e) Ductwork: Yes ✓ No 50 % Bldg. Floor Area	SM	2
	—	—
f) 60 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y ✓ N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. mmbrs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cabs Hyd.	—	—
b) Freight No. Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No.	—	—
g) Semi-automatic No.	—	—
h) Automatic No.	—	—
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	X
b) Fire Detectors, Mech. Elec.	—	X
c) Portable Extinguishers Y ✓ N	—	2
d) Standpipes	—	X
e) Fire Towers	—	X
f) Fire Escapes, No. ; to grade, No. ; lateral, No.	—	X
	—	X
g) Emergency Lights	—	1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det.	T&G	3
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	—	X
d) Gutters, dwnspts, loose, missing, det	SL	2
e) Cornices, facia, loose, missing, det	—	X
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

67/

30. COMMENT

67/8

Ref. Item	
28	Roof has considerable rubbish on it & the interior shows evidence of extensive dampness/leaking
	Since the previous review in 1964 the facilities have deteriorated, sinks and plumbing are leaking showing a lack of maintenance. Ceilings in the basement are torn apart.

Building Surveyed by [illegible] Mar. 12 1973
Date

Countersigned by [illegible] 4/5/73
Date

Boston Redevelopment Authority Warren J. Vincent 4/13/73
Project Engineer Date

Sketch

MAIN

CHAS T MAIN INC

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	66, 9
ADDRESS	131 STUART STREET
OWNER AGENT	
ALSO KNOWN AS	GARY THEATRE

The roof has three low spots due to sagging, which has caused considerable damage on the floors below.

The parapet capping is deteriorated in many places.

Plumbing is not operating on floors three and four which are unoccupied.

STANDARD

Building Classified by _____ Chas T Main, Inc. _____ Date

Countersigned by _____ Authorized Officer Chas T Main Inc. _____ Date

Boston Redevelopment Authority _____ Project Engineer _____ 4/17/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 393
BUILDING NO 661 9 **NUMBER OF FLOORS**
ADDRESS 131 STUART ST.
OWNER/AGENT Saxon Theatre Corp. of America
ALSO KNOWN AS GARY THEATRE

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ....%	—	—	—
a) Cracks in base material	4	2	2.0
b) Base matl. loose, miss., broken	1	1	1.0
c) Evidence of leaks	9	6	1.5
3. FLOORS (WD, Conc) ....%	—	—	—
b) Floor sagging or pitched	6	6	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	—	2.0
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	1	—	1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found. det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	1	1	1.0
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	1	2.0
b) Cols, piers, loose, missing, det.	1	1	1.0
d) Framing split, deteriorated	1	1	1.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	2	1	2.0
b) Roof sags or out of line	2	1	2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{128}{80} = 1.6$ Minor Defects = 0

Major Defects = 0

BOSTON REDEVELOPMENT AUTHORITY — BUILDING EXAMINATION SCHEDULE — OF

BRA PROJ NAME & NO. PARK PLAZA

BRA BLK & PAR NO. 393 — WARD NO. DATE 5 3 & 73 A.M. P.M.

BUILDING NO. 66/9

ADDRESS 131 Stuart St

OWNER AGENT Saxon Theater corporation of America — No. Floors 4

ALSO KNOWN AS Gary Theater — No. D.U.'s N

MATERIAL CODE:
AL Aluminum
ASB Asbestos
B Brick
BR Brass Bronze
C Ceramic
CB Concrete Block
CI Cast Iron
CONC Concrete
CU Copper
GR Granite
HAc Hardwood Acoustical
L Lead
M Marble
OJ Open Joint
PL Plaster
SL Slate

MATERIAL CODE: (Cont.)
SM Sheet Metal
STL Steel
STO Stone
STU Stucco
T Tile
WD Wood
T & G Tar & Gravel

CONDITION CODE:
1 No deficiencies or deterioration
2 Def. - det. less than 25%
3 Def. - det. 26% to 50%
4 Def. - det. Over 50%
M Makeshift - Inadequate
X None or not applicable
S Not seen, inaccessible

LOCATION CODE:
AL Alley
CT Court
ST Street
O Other
S-BST Subbasement
BST Basement
1-UP Floor No.
MEZ Mezzanine
PH Penthouse
AT Attic
Rt Right
Lt Left
F Front
R Rear
S Side

BUILDING TYPE:
Type I Fireprnof
Type II Semi-Fireproof
Type III Heavy Timber & Masonry
Type IV Light Wood & Masonry
Type V Metal Frame
Type VI Wooden Frame

MISC. SYMBOLS:
Y Yes
N No
P Partial
* See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A ✓ Theatres
Group B Halls
Group C Schools
Group D Hospitals & Detention Buildings
Group E Commercial Bldgs. of Hazardous Occupancy
Group F Office & Commercial Buildings
Group G Commercial Bldgs. of Non-hazardous Occupancy
Group H Unlimited Habitation & Large Dwellings
Group I Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement ✓
Crawl Space N

BUILDING TYPE I — OCCUPANCY GROUP: A — YEAR BUILT:

(Service Floors) MATERIAL/CONDITION

Item / Location	S BST M	S BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in plaster or material	B	2	B	2	—	S			—	—	—	—	—	—																				
b) Loose, missing, loose, broken	—	1	—	X	—	S			—	—	—	—	—	—																				
c) Evidence of leak	—	1	—	X	—	1			—	2	—	2	—	2																				
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 80% Conc 20% WD *	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in plaster or material	Conc	1	PL	3	—	S			WD	3	WD	3	WD	3																				
b) Loose, missing, loose, broken	Conc	1	Conc	1	—	S			WD	3	WD	3	WD	2																				
c) Evidence of leaks	—	1	—	1	—	1			—	2	—	2	—	2																				
3. FLOORS (WD, Conc) 20% Conc 80% Rug	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing	Conc	1	Conc	1	Conc	1			WD	2	WD	2	WD	2																				
b) Floor sagging or pitched	Conc	1	Conc	1	—	1			WD	1	WD	1	WD	1																				
4. WINDOWS (WD, STL, AL) 100% SL	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated	—	X	—	X	—	X			STL	2	STL	2	STL	2																				
b) Weather stripping and or abst.	—	X	—	X	—	X			STL	2	STL	2	STL	2																				
5. FIXTURES AND PLUMBING (1, 2, 3, 4, M, X, S) *	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P	—	X	—	X	C	1			C	2	—	—	—	—																				
b) Pipe, Vented Currently Y ✓ N P	—	X	—	X	SM	1			CU	2	—	—	—	—																				
c) Supply lines	—	X	—	X	CU	1			CU	2	—	—	—	—																				
d) Drain lines	—	X	—	X	CU	1			CU	2	—	—	—	—																				
6. TOILET ROOMS (1, 2, 3, 4, M, X, S) *	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls	—	X	—	X	T	1			PL	2	—	—	—	—																				
b) Ceiling	—	X	—	X	PL	1			PL	2	—	—	—	—																				
c) Floors	—	X	—	X	T	1			T	2	—	—	—	—																				
d) Partitions	—	X	—	X	SM	1			WD	2	—	—	—	—																				
e) Ventilated Currently Y N P	—	X	—	X	—	1			—	—	—	—	—	—																				
7. FIXTURES ELECTRICAL (1, 2, 3, 4, M, X, S) *	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P	—	X	—	2	—	1			—	2	—	—	—	—																				
b) Fixtures, modern Y N ✓ P	—	X	—	2	—	2			—	2	—	—	—	—																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints Loose, missing or det.	B	2
b) Other	—	X
c) Trim, loose, missing, or det.	—	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sills cracked, broken, or det.	—	S
b) Found. det., sinking, out of line	—	S
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	SM	1
11. [illegible]		
a) Type (SL, AL, CI, Cr)	AL	1
b) Addition of Legs (1, 2, 3, 4, M, X, S) No. 1	—	1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging	—	X
b) Railings, loose, missing, broken	—	X
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls cracked, broken, or det	HOP	1
c) Ceilings cracked, broken, or det.	HAC	2
d) Floors worn, sagging, or det	Rug	1
e) Stairs worn, broken, sagging	Rug	1
f) Railings loose, broken, missing	BR	1
g) Lighting fixtures present, Operable Y N		
h) Panic Bars Y N	—	1
14. TOILET CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N P		
b) Walls, Cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det	PL	1
d) Floors worn, sagging, or det.	Conc	1
e) Stairs worn, broken, sagging	Conc	1
f) Railings loose, broken, missing	BR	1
g) Lighting fixtures present, operable Y N		
h) Panic Bars Y N	—	1
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	B	2
b) Cols, piers, loose, missing, det.	Com	1
c) Ceiling loose, missing, det	—	X
d) Framing : plit, deteriorated	Conc	1
e) Impervious floor, broken, det., missing	Conc	1
f) Doors, bulkheads, deteriorated	SM	2
g) Wind. & skylts deteriorated	—	X
h) Wind. & skylts opaque and or obst.	—	X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	—
o) Sump pump & pit Y N S	—	X
p) Enclosed boiler room Y N S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, gas, Coal, Purch. Steam		
b) Type — Sidearm, Internal, Separate	—	—
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC DC		
b) Volts 120-208-480		
c) Switchgear, modern Y N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Conling, Htg & Cooling	—	S
Size Tons		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit	—	S
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine	—	S
d) Condensing:		
City Water, Cooling Tower, Evap. Cond	—	S
e) Ductwork: Yes No 80 % Bldg.	SM	2
Floor Area		
f) 80 % of building A/C (No of floors)		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area s.f. Temp. °F		
c) Condenser —		
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging	SM	1
b) Railings, loose, missing, broken	SM	1
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, sagging, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
g) Lighting fixtures present, operable Y N		
h) Panic bars Y N		

	MATL	COND
23. DELIVERY FACILITIES		
a) Off Street Loading No. 1 Y N		
b) On Street Loading No Y N		
c) R. R. Siding No. Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det		
b) Str. members det., out of plumb, or line		
c) Found. piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable Hyd.		
b) Freight No. Capacity		
c) Passenger No Capacity		
d) Sidewalk No. Capacity		
e) Drive AC DC in Penthouse BST		
f) Manually operated No		
g) Semi-automatic No		
h) Automatic No		
i) Elevator(s) enclosed No		
j) Empty elevator shaft No		
k) Power Source, Purch. Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry wet		
b) Fire Detectors, Mech. Elec		1
c) Portable Extinguishers Y N		1
d) Standpipes	STL	2
e) Fire Towers		
f) Fire Escapes, No. 1 ; to grade, No. 1 ; lateral, No.	STL	1
g) Emergency Lights		2
27. PENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed Y N		
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det		
d) Wind. & skylts deteriorated		
e) Wind. & skylts opaque and/or obst.		
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det.	TGG	2
b) Roof sags or out of line		2
c) Chimney(s) det. or out of plumb		X
d) Guttters, dwnspts, loose, missing, det	STL	2
e) Cornices, facia, loose, missing, det	—	X
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open No. Y N		X
b) Roof	—	X
c) Garaged No. Y N		
d) Garage Condition (1, 2, 3, 4, M, X, S)		X

30. COMMENT

Ref. Item	
26	Galv. S.M. parapet capping deteriorated in various spots
26 & 28	Three low spots have developed on the front roof - left front, right front and left rear. These have surged at the downspouts & considerable damage has taken place on the floors below.
3 & 6	Plumbing on the 3rd & 4th floors is no longer in operation also the rooms are vacant
7	Electrical utilities are in general inoperative on the 3rd. & 4th. floors.

Building Surveyed by [signature] M Mirum — Date MAR 8 1973

Countersigned by [signature] — Date 4/17/73

Boston Redevelopment Authority — Project Engineer [signature] — Date 4/17/73

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	65/10
ADDRESS	133-135 STUART STREET
OWNER/AGENT	SAXON THEATRE CORP. OF AMERICA
ALSO KNOWN AS	UNION OYSTER HOUSE

The apartments on the upper floors were not available for inspection.

The structure appears to be sound.

Brick chimneys are out of plumb and mortar is missing in them.

STANDARD

Building Classified by _____ 4/17/73
Chas. T. Main, Inc. Date

Countersigned by _____
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority _____ 4/17/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393
BUILDING NO 65/10 NUMBER OF FLOORS 5 + Bst
ADDRESS 133-135 Stuart Street
OWNER/AGENT Saxon Theatre Corp. of America
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	1	1	1.0
b) Base matl. loose, miss., broken	1	1	1.0
c) Evidence of leaks	2	2	1.0
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	2	2	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1.0
b) Cols, piers, loose, missing, det.			1.0
d) Framing split, deteriorated			1.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{67}{58} = 1.15$ Minor Defects = 0
Major Defects = 0

FORM CBD-1.64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ___ OF ___

BRA PROJ. NAME & NO. CBD R 83
BRA BLK. & PAR. NO. 393
BUILDING NO 65/10
ADDRESS 133 135 Stuart Street
OWNER/AGENT Loew's Theatre Corporation of America
ALSO KNOWN AS

WARD NO. DATE 5 3 30 73 (A.M.) P.M.

No. Floors 5
No. D.U.'s 0

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement
Crawl Space

BUILDING TYPE: OCCUPANCY GROUP: YEAR BUILT:

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2* M	2* C	3* M	3* C	4* M	4* C	5* M	5* C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			B	1	B	3			—	3	—	3	—	3	—	3																		
b) Base matl. loose, miss., broken			—	1	—	3			—	3	—	3	—	3	—	3																		
c) Evidence of leaks			—	1	—	1			—	3	—	3	—	3	—	3																		
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			OJ	1	—	3			—	3	—	3	—	3	—	3																		
b) Base matl. loose, miss., broken			—	1	—	3			—	3	—	3	—	3	—	3																		
c) Evidence of leaks			—	1	—	1			—	3	—	3	—	3	—	3																		
3. FLOORS (WD, Conc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			Conc	1	T	1			—	3	—	3	—	3	—	3																		
b) Floor sagging or pitched			—	1	—	1			—	3	—	3	—	3	—	3																		
4. WINDOWS (WD, STL, AL) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or determinated			—	X	WD	1			—	3	—	3	—	3	—	3																		
b) Wind. & Skylts. opaque and/or obst.			—	X	—	1			—	3	—	3	—	3	—	3																		
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			C	1	Sm	1			—	3	—	3	—	3	—	3																		
b) Fix., Vented, Currently Y ✓ N P			CI	1	CI	1			—	3	—	3	—	3	—	3																		
c) Supply lines			CU	1	CU	1			—	3	—	3	—	3	—	3																		
d) Drain lines			CI	1	CI	1			—	3	—	3	—	3	—	3																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			PL	1	T	1			—	3	—	3	—	3	—	3																		
b) Ceiling			PL	1	HAc	1			—	3	—	3	—	3	—	3																		
c) Floor			T	1	T	1			—	3	—	3	—	3	—	3																		
d) Partitions			WD	1	SM	1			—	3	—	3	—	3	—	3																		
e) Ventilated, Currently Y ✓ N P			—	1	SM	1			—	3	—	3	—	3	—	3																		
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	1	—	1			—	3	—	3	—	3	—	3																		
b) Fixtures, modern Y ✓ N P			—	1	—	1			—	3	—	3	—	3	—	3																		

65/10

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	X
c) Trim, loose, missing or det.	B	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills loose, broken, or det.	—	—
b) Found, det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. PRIMARY EGRESS	—	—
a) Is to (ST, AL, CT, O) WD AL		1
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	X
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	PL-T	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det.	PL	1
e) Stairs worn, broken, sagging WD	Rug	S
f) Railings loose, broken, missing WD	Rug	S
g) Lighting fixtures present, Operable Y N	STL	1
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	X
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det	WD Rug	S
e) Stairs worn, broken, sagging WD	Rug	S
f) Railings loose, broken, missing	WS	1
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	1
b) Cols, piers, loose, missing, det.	B STL	1
c) Ceiling loose, missing, det.	—	X
d) Framing split, deteriorated	WD	1
e) Impervious floor, broken, det., missing	Conc	1
f) Doors, bulkheads, deteriorated	STL	1
g) Wind. & skylts. deteriorated	—	X
h) Wind. & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	X
o) Sump pump & pit Y N S	—	X
p) Enclosed boiler room Y N S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S) #	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam, Electricity	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	—	—
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	SM	1
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S) #	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam, Electricity	—	—
b) Type — Sidearm, Internal, Separate	—	S
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S) #	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	1
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	1
c) Cooling:	—	—
Direct Exp., Chilled Water, Purch. Brine	—	1
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	1
e) Ductwork: Yes No 40 % Bldg. Floor Area	SM	1
	—	—
f) 40 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y N	—	—
c) R. R. Siding No. Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd	—	—
b) Freight No Capacity	—	—
c) Passenger No. Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech Elec	—	—
c) Portable Extinguishers Y N	—	1
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No ; to grade, No. ;	—	—
lateral No. 1	—	—
g) Emergency Lights	STL	2
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	1
b) Stairs worn, broken, sagging	WD	1
c) Walls cracked, broken, or det	PL	2
d) Wind & skylts deteriorated	STL	2
e) Wind & skylts opaque and/or obst.	—	2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl loose, missing, or det.	T&G	2
b) Roof sags or out of line	—	2
c) Chimney(s) det. or out of plumb #	B	2
d) Gutters, dwnspts, loose, missing, det.	SM	2
e) Cornices, facia, loose, missing, det	SM	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref. Item	
*	This building comprises a portion of the Union Oyster House (basement, 1st Floor) with 4 floors of apartments above, repatedly gutted and refitted about 2 years ago. Access was permitted only to the roof, public corridors, and stairs of the apartments.
16, 17	Purchased steam is used in the Union Oyster House while the apartments are all electric with baseboard heating
19	The apartments are not air-conditioned.
28c	Brick chimneys are out of plumb and require repointing. The portions above roof line should be taken down and rebuilt.
	Apart from item 28c & general maintenance the structure appears to be sound.

Building Surveyed by [illegible] Mar 20 1973 Date

Countersigned by [illegible] 4/10/73 Date

Boston Redevelopment Authority Nancy J Vincent Project Engineer 4/17/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	64/11
ADDRESS	135-137 Stuart St.
OWNER/AGENT	Saxon Theatre Corp. of America
ALSO KNOWN AS	Union Oyster House

Access was not permitted to the apartments on floors two thru four.

The structure appears to be sound.

The brick chimneys have lost some mortar.

STANDARD

Building Classified by Francis J. Conroy — 4/13/73

Chas. T. Main, Inc. — Date

Countersigned by [illegible] — [illegible]

Authorized Officer, Chas. T. Main, Inc. — Date

Boston Redevelopment Authority Warren J. Vincent — 4/17/73

Project Engineer — Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 393
BUILDING NO 64/11 NUMBER OF FLOORS 5 + BSM
ADDRESS 135-137 Stuart Street
OWNER/AGENT Saxon Theatre Corporation of America
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	1	1	1
b) Base matl. loose, miss., broken	1	1	1
c) Evidence of leaks	2	2	1
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	2	2	1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	—	2
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	1	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found, det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	1	—	1
b) Cols, piers, loose, missing, det.	1	—	1
d) Framing split, deteriorated	1	—	1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	2	—	2
b) Roof sags or out of line	2	—	2

Major Defects = 0

Minor Deficiencies

Minor Defects = 0

$$\frac{\text{Score}}{\text{Total}} = \frac{72}{61} = 1.18$$

BOSTON REDEVELOPMENT AUTHORITY

FORM CBD-1 64

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. CBD-R-82
BRA BLK. & PAR. NO. 383
BUILDING NO. 64/11
ADDRESS 135-137 Stuart Street
OWNER/AGENT Suron Theatre Corporation of America
ALSO KNOWN AS

WARD NO. DATE 5 3 30 75 (A.M.) P.M.

No. Floors 5
No. D.U.'s 4

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commercial Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other One floor restaurant - 4 floors flats

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: OCCUPANCY GROUP: Other YEAR BUILT:

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	* 2 M	* 2 C	* 3 M	* 3 C	* 4 M	* 4 C	* 5 M	* 5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			B	1	B	S			—	S	—	S	—	S	—	S																		
b) Base matl loose, miss., broken			—	1	—	S			—	S	—	S	—	S	—	S																		
c) Evidence of leaks			—	1	—	1			—	S	—	S	—	S	—	S																		
2 INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			OJ	1	—	S			—	S	—	S	—	S	—	S																		
b) Base matl loose, miss., broken			—	1	—	S			—	S	—	S	—	S	—	S																		
c) Evidence of leaks			—	1	—	1			—	S	—	S	—	S	—	S																		
3 FLOORS (WD, Conc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			Conc	1	T	1			—	S	—	S	—	S	—	S																		
b) Floor sagging or pitched			—	1	—	1			—	S	—	S	—	S	—	S																		
4. WINDOWS (WD, STL, AL) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	WD	1			—	S	—	S	—	S	—	S																		
b) Wind. & Sk. opaque and/or obst.			—	X	—	1			—	S	—	S	—	S	—	S																		
5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			C	1	C	1			—	S	—	S	—	S	—	S																		
b) Fix., Vented, Currently Y ✓ N P			CI	1	CI	1			—	S	—	S	—	S	—	S																		
c) Supply lines			CU	1	CU	1			—	S	—	S	—	S	—	S																		
d) Drain lines			CI	1	CI	1			—	S	—	S	—	S	—	S																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			PL	1	T	1			—	S	—	S	—	S	—	S																		
b) Ceiling			PL	1	MR	1			—	S	—	S	—	S	—	S																		
c) Floor			T	1	T	1			—	S	—	S	—	S	—	S																		
d) Partitions			WD	1	SM	1			—	S	—	S	—	S	—	S																		
e) Ventilated, Currently Y ✓ N P			—	1	SM	1			—	S	—	S	—	S	—	S																		
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	1	—	1			—	S	—	S	—	S	—	S																		
b) Fixtures, modern Y ✓ N P			—	1	—	1			—	S	—	S	—	S	—	S																		

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints Loose, missing or det.	B	2
b) Other	—	X
c) Trim, loose, missing or det	B	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sarafe loose, broken, or det.	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	STL	1
11. PRIMARY EGRESS	—	—
a) Is to (SI) AL, CI, O) AL - WD		1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 2	—	X
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det	PL T	1
c) Ceilings cracked, broken, or det	PL	1
c) Floors worn, sagging, or det. WD	Rug	S
e) Stairs worn, broken, sagging WD	Rug	S
f) Railings loose, broken, missing WD	STL	1
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	X
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det. WD	Rug	S
e) Stairs worn, broken, sagging WD	Rug	S
f) Railings loose, broken, missing	WD	1
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	1
b) Cols, piers, loose, missing, det.	B STL	1
c) Ceiling loose, missing, det.	—	X
d) Framing split, deteriorated	WD	1
e) Impervious floor, broken, det., missing	Conc	1
f) Doors, bulkheads, deteriorated	STL	1
g) Wind & skylts. deteriorated	—	X
h) Wind & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	X
o) Sump pump & pit Y N S	—	X
p) Enclosed boiler room Y N S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S) *	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam, Electricity	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr STL	—	1
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts Sym	—	1
d) Incinerator, Masonry Fire Lab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S) *	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam, Electrical	—	—
b) Type — Sidearm, Internal, Separate	—	S
c) Capacity gph °F		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120 208 480	—	—
c) Switchgear, modern Y N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	1
~~Size~~ Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	1
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	1
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	1
e) Ductwork: Yes No 40 % Bldg.	Sym	1
Floor Area	—	—
f) 40 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No Y N	—	—
c) R. R. Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Stanchions det., out of plumb, or line	—	—
c) Found. piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd	—	—
b) Freight No Capacity	—	—
c) Passenger No Capacity	—	—
d) Sidewalk No Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi automatic No	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech Elec	—	—
c) Portable Extinguishers Y N	—	1
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No 1 ; to grade, No. ;	STL	2
lateral, No.	—	—
g) Emergency Lights	—	1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	1
b) Stairs worn, broken, sagging	WD	2
c) Walls cracked, broken, or det	WD	2
d) Wind. & skylts deteriorated	STL	2
e) Wind & skylts opaque and or obst	—	1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl loose, missing, or det	Tar	2
b) Roof sags or out of line	—	2
c) Chimney(s) det or out of plumb *	B	4
d) Guttters, dwnspts, loose, missing, det.	STL	2
e) Cornices, facia, loose, missing, det	STL	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No Y N	—	—
b) Roof	—	—
c) Garaged No Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref. Item	
*	This building comprises a portion of the Union Oyster House (Basement, 1st floor) with 4 floors of apartments above, reputedly gutted and refitted about 2 years ago. Access was permitted only to the roof and public corridors and stairs of the apartments.
16,17	Purchased steam is used in the Union Oyster House while the apartments are all-electric with baseboard heating
19.	The apartments are not air-conditioned
28c	Brick chimneys require repointing
	Apart from maintenance the structure appears to be sound.

Building Surveyed by [illegible] Mar 20 1973
Date

Countersigned by [illegible] 4/13/73
Date

Boston Redevelopment Authority Warren J Vincent 4/17/73
Project Engineer Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	63/12
ADDRESS	141-143 Stuart St.
OWNER/AGENT	Saxon Theatre Corp. of America
ALSO KNOWN AS	Union Oyster House

Access to the apartments on floors three and four was denied.

The structure appears sound.

Mortar is missing from between many bricks in the chimney.

STANDARD

Building Classified by Francis J. Kinney — Chas. T. Main, Inc. — Date 4/13/73

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — Date [illegible]

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — Date 4/13/73

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393
BUILDING NO 63/12 NUMBER OF FLOORS 4 + BSM
ADDRESS 141-143 Stuart Street
OWNER/AGENT Saxon Theatre Corporation of America
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	1	1	1.0
b) Base matl. loose, miss., broken	1	1	1.0
c) Evidence of leaks	3	3	1.0
3. FLOORS (WD, Conc) .....%..	—	—	—
b) Floor sagging or pitched	3	3	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	1	2.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			3
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1.0
b) Cols, piers, loose, missing, det.			1.0
d) Framing split, deteriorated			1.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{84}{77} = 1.09$ Minor Defects = 0

Major Defects = 0

FORM BS-1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE OF

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 343

WARD NO. DATE 5 2 20 13 A.M. P.M.

BUILDING NO 63/12

ADDRESS 141-143 Stuart Street

OWNER/AGENT Saxon Theatre Corporation of America

ALSO KNOWN AS

No. Floors 4

No. D.U.'s 2

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass-Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slat

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other Two floors Restaurant - Three floors apts

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: IV OCCUPANCY GROUP: Other YEAR BUILT:

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) Plaster	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			B	1	B	S			B	S	—	S	—	S																				
b) Base matl. loose, miss., broken			—	1	—	S			—	S	—	S	—	S																				
c) Evidence of leaks			—	1	—	1			—	1	—	S	—	S																				
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) Plaster WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			OJ	1	—	S			—	S	—	S	—	S																				
b) Base matl. loose, miss., broken			—	1	—	S			—	S	—	S	—	S																				
c) Evidence of leaks			—	1	—	1			—	1	—	S	—	S																				
3. FLOORS (WD, Conc) WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			Grx	1	T	1			Rug	1	—	S	—	S																				
b) Floor sagging or pitched			—	1	—	1			—	1	—	S	—	S																				
4. WINDOWS (WD, PL, AL) WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	WD	1			WD	1	—	S	—	S																				
b) Wind. & Sk. lts. opaque and/or obst.			—	X	—	1			—	1	—	S	—	S																				
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			C	1	SM	1			C	1	—	S	—	S																				
b) Fix., Vented Currently Y ✓ N P			CI	1	CI	1			CI	1	—	S	—	S																				
c) Supply lines			CU	1	CU	1			CU	1	—	S	—	S																				
d) Drain lines			CI	1	CI	1			CI	1	—	S	—	S																				
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			PL	1	T	1			T	1	—	S	—	S																				
b) Ceiling			PL	1	HAC	1			HAC	1	—	S	—	S																				
c) Floor			T	1	T	1			T	1	—	S	—	S																				
d) Partitions			WD	1	SM	1			SM	1	—	S	—	S																				
e) Ventilated, Currently Y ✓ N P			—	1	SM	1			SM	1	—	S	—	S																				
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N ✓ P			—	1	—	1			—	1	—	S	—	S																				
b) Fixtures, modern Y ✓ N P			—	1	—	1			—	1	—	S	—	S																				

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	X
c) Trim, loose, missing or det.	B	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Surface loose, broken, or det.	—	—
b) Found, pier, sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
11. PROJECTING SIGNS	—	—
a) Is it (ST, AL, CT, O) WD	AL	1
b) Additional Signs (1, 2, 3, 4, M, X, S) No. 0	—	X
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	PL-T	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det. Rug	WD	S
e) Stairs worn, broken, sagging Rug	WD	S
f) Railings loose, broken, missing ST	WD	1
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	X
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det Rug	WD	S
e) Stairs worn, broken, sagging Rug	WD	S
f) Railings loose, broken, missing	WD	1
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	B	1
b) Cols, piers, loose, missing, det. B	ST	1
c) Ceiling loose, missing, det.	—	X
d) Framing split, deteriorated	WD	1
e) Impervious floor, broken, det., missing	Conc	1
f) Doors, bulkheads, deteriorated	ST	1
g) Wind & skylts. deteriorated	—	X
h) Wind & skylts. opaque and/or obst.	—	X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	—
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	X
o) Sump pump & pit Y N S	—	X
p) Enclosed boiler room Y N S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S) *	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam (Electricity)	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water, btu/hr	—	—
Steam, btu/hr	SM	1
c) Pipe Coils, Radiators	—	—
Unit Heaters, Finned Tube, Ducts	SM	1
d) Incinerator, Masonry Prefab	—	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S) *	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam (Electrical)	—	—
b) Type — Sidearm, Internal, Separate	—	S
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120-208 480	—	—
c) Switchgear, modern Y N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S) *	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	1
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	1
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	1
d) Condensing	—	—
City Water, Cooling Tower, Evap. Cond.	—	1
e) Ductwork: Yes No 40% Bldg.	SM	1
Floor Area	—	—
f) 40 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s f Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower —	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y N	—	X
c) R R Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Structurals det, out of plumb, or line	—	—
c) Found, piers, det, or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd	—	—
b) Freight No Capacity	—	—
c) Passenger No Capacity	—	—
d) Sidewalk No Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi automatic No	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech Elec	—	—
c) Portable Extinguishers Y N	—	1
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No to grade, No. ;	—	—
lateral, No 1	ST	2
g) Emergency Lights	—	1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	1
b) Stairs worn, broken, sagging	WD	1
c) Walls cracked, broken, or det	PL	2
d) Wind & skylts deteriorated	ST	2
e) Wind & skylts opaque and or obst	—	2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl loose, missing, or det	T&G	2
b) Roof sags or out of line	—	2
c) Chimney(s) det or out of plumb *	B	2
d) Gutters, dwnspts, loose, missing, det	SM	2
e) Cornices, facia, loose, missing, det	SM	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

63/12

Ref. Item	
*	This building comprises a portion of the Union Oyster House (Basement, 1ST & 2ND Floors) with 2 floors of apartments above, repeatedly gutted and refitted about 2 years ago. Access was permitted only to the roof and public corridors and stairs of the apartments.
16, 17	Purchased steam is used in the Union Oyster House while the apartments are all electric with baseboard heating.
19	The apartments are not air-conditioned.
28c	The brick chimney requires repointing.
	Apart from maintenance the structure appears to be sound.

Building Surveyed by [signature] MAR 20 1973 Date

Countersigned by [signature] 4/20/73 Date

Boston Redevelopment Authority Warren J. Vorcent Project Engineer Date

Sketch

MAIN

CHAS. T. MAIN INC

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	28, 13
ADDRESS	
OWNER AGENT	TUFTS NEW ENGLAND MEDICAL CENTER
ALSO KNOWN AS	ELIOT STREET GARAGE

Exterior masonry is missing mortar in several areas.

The parapet cap and the flashing are deteriorated in several locations.

Structural repairs are being made under the direction of a firm of engineers.

STANDARD

Building Classified by: [illegible] Date

Countersigned by: [illegible]
Authorized Officer Chas. T. Main Inc. Date

Boston Redevelopment Authority: James J. Vincent 9/17/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & FAR. NO. 393
BUILDING NO 28113 **NUMBER OF FLOORS** 5 + BST
ADDRESS Eliot Street
OWNER/AGENT Tufts New England Medical Center Hospital
ALSO KNOWN AS Eliot Street Garage

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	12	6	2
b) Base matl. loose, miss., broken	12	6	2
c) Evidence of leaks	12	6	2
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	10	6	1.7
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	—	2
b) Other	—	—	—
d) Walls out of plumo ; Line ; Loca.	1	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found, det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	—	2
b) Cols, piers, loose, missing, det.	2	—	2
d) Framing split, deteriorated	2	—	2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	1	—	1
b) Roof sags or out of line	1	—	1

Minor Deficiencies

$\frac{\text{Score}}{\text{Total}} = \frac{180}{101} = 1.78$

Major Defects = 0

Minor Defects = 0

FORM CBD-1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE _____ OF _____

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & P.R. NO. 393

BUILDING NO. 28/13

WARD NO. DATE 5 3 14 73 (A.M.) P.M.

ADDRESS Eliot Street

OWNER/AGENT Tufts New England Medical Center Hospital

ALSO KNOWN AS Eliot Street Garage

No. Floors 5

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass/Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
I-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: I OCCUPANCY GROUP: E YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) AC % B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material 40 % Conc			Conc	2	B	2			B	2	B	2	B	2	B	2																		
b) Base matl loose, miss., broken			—	2	—	2			—	2	—	2	—	2	—	2																		
c) Evidence of leaks			—	2	—	2			—	2	—	2	—	2	—	2																		
2. INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100 % Conc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			Conc	2	Conc	2			Conc	2	Conc	2	Conc	2	Conc	2																		
b) Base matl loose, miss., broken			—	2	—	2			—	2	—	2	—	2	—	1																		
c) Evidence of leaks			—	2	—	2			—	2	—	2	—	2	—	2																		
3. FLOORS (WD, Conc) 100 % Conc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			Conc	2	Conc	2			Conc	2	Conc	2	Conc	2	Conc	2																		
b) Floor sagging or pitched			—	2	—	2			—	2	—	2	—	1	—	1																		
4. WINDOWS (WD, STL, AL) 90 % WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated 10 % STL			WD	2	STL	2			STL WD	2	STL WD	2	STL WD	2	STL WD	2																		
b) Wind. & Skylts opaque and/or obst.			—	1	—	1			—	1	—	1	—	1	—	1																		
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S) ★	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			—	X	CU	1			—	S	—	S	—	S	—	S																		
b) Fix., Vented, Currently Y ✓ N P			—	X	CI	2			—	S	—	S	—	S	—	S																		
c) Supply lines			—	X	CU	1			—	S	—	S	—	S	—	S																		
d) Drain lines			—	X	CI	1			—	S	—	S	—	S	—	S																		
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	X	T	1			—	S	—	S	—	S	—	S																		
b) Ceiling			—	X	HAc	1			—	S	—	S	—	S	—	S																		
c) Floor			—	X	T	1			—	S	—	S	—	S	—	S																		
d) Partitions			—	X	SM	1			—	S	—	S	—	S	—	S																		
e) Ventilated, Currently Y ✓ N P			—	X	—	1			—	S	—	S	—	S	—	S																		
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P ✓			—	2	—	2			—	1	—	1	—	1	—	1																		
b) Fixtures, modern Y N P ✓			—	1	—	2			—	S	—	S	—	S	—	S																		

28/1

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints Loose, missing or det. *	B	2
b) Other	—	—
c) Trim, loose, missing or det.	Conc	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sarcace loose, broken, or det.	—	S
b) Found, det., sinking, out of line	—	S
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	SM	2
11. PRIMARY EGRESS	—	—
a) Path (STAL, CT, O)	—	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No.	—	—
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	Conc	2
c) Ceilings cracked, broken, or det.	Conc	2
d) Floors worn, sagging, or det.	Conc	2
e) Stairs worn, broken, sagging	Conc	2
f) Railings loose, broken, missing	STL	2
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	Conc	2
b) Cols, piers, loose, missing, det.	Conc	2
c) Ceiling loose, missing, det.	Conc	2
d) Framing split, deteriorated	Conc	2
e) Impervious floor, broken, det., missing	Conc	2
f) Doors, bulkheads, deteriorated	WD	2
g) Wind & skylts. deteriorated	—	2
h) Wind. & skylts opaque and/or obst.	—	2
i) Stairs deteriorated	Conc	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	2
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N S	—	2
o) Sump pump & pit Y N S	—	2
p) Enclosed boiler room Y N S	—	2
q) Boiler room ventilated Y N S	—	2
r) Boiler room door metal clad Y N S	—	2
s) Boiler room door self closing Y N S	—	2
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S) *	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	CI	2
Steam btu/hr	—	—
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	CI	2
c) Capacity gph 140 °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC ✓	—	—
b) Volts 120-208-480	—	—
c) Switchgear, modern Y N P ✓	—	2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	X
Size Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	X
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	X
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	X
e) Ductwork: Yes No % Bldg.	—	X
Floor Area	—	—
f) % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	2
b) Walls cracked, broken, or det.	Conc	2
c) Ceilings cracked, broken, or det.	Conc	2
d) Floors worn, sagging, or det.	Conc	2
e) Stairs worn, broken, sagging	Conc	2
f) Railings loose, broken, missing	STL	2
g) Lighting fixtures present, operable Y ✓ N	—	—
h) Panic bars Y N ✓	—	X

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N ✓	—	—
b) On Street Loading No. 1 Y ✓ N	—	—
c) R. R. Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable ✓ Hyd.	—	2
b) Freight No Capacity	—	—
c) Passenger No 1 Capacity *	—	2
d) Sidewalk No Capacity	—	—
e) Drive AC DC ✓ in Penthouse ✓ BST	—	2
f) Manually operated No	—	—
g) Semi-automatic No. 1	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No 1	SM	2
j) Empty elevator shaft No	—	—
k) Power Source, Purch ✓ Generated	—	2
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet ✓	—	2
b) Fire Detectors, Mech ✓ Elec	—	2
c) Portable Extinguishers Y ✓ N	—	2
d) Standpipes	—	2
e) Fire Towers	—	X
f) Fire Escapes, No ; to grade, No. ;	—	X
lateral, No	—	X
g) Emergency Lights	—	X
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓	—	1
b) Stairs worn, broken, sagging	Conc	2
c) Walls cracked, broken, or det	Conc	2
d) Wind & skylts deteriorated	SM	2
e) Wind. & skylts opaque and/or obst	—	1
28. ROOF: (1, 2, 3, 4, M, X, S) *	—	—
a) Roof matl. loose, missing, or det.	P&G	1
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	B	2
d) Guttters, dwnspts, loose, missing, det. Parapet	SM	2
e) Cornices, facia, loose, missing, det Coping flashing	SM	3
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref. Item	
5	Toilet rooms from the 2nd to 5th floors are inoperative and boarded up.
8	Brick facade on the left exterior wall needs repointing and repair.
10	The basement and 2nd to 5th floors have no heating. The first floor office area only is heated by an old steel boiler located in the boiler room containing two other large and disused boilers.
15	No sign indicating the capacity is posted in the elevator.
20 dee	2m parapet and flashing have undergone considerable deterioration at some locations.

General: There were indications on the various floors of repairs to the concrete beams and their drainage systems. In the past due to drainage problems considerable water damage has occurred resulting in spalding of concrete from the bottom of beams. The number of beams affected is minimal in comparison with the total floor area.

Tension steel was found exposed at various locations and clearly showed that the placing of the steel during construction did not conform with code requirements. Repairs are being carried out under the direction of Simpson Gumpertz & Heger and when complete the structure should be in good condition. It is recommended that a close watch be kept on water leakage to minimize damage in the future.

Building Surveyed by [signature] M Mariani — MAR 12 1973 Date

Countersigned by [signature] 4/20/73 Date

Boston Redevelopment Authority — Warren J Vincent, Project Engineer — 4/17/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	Park Plaza
BRA BLK. & PAR. NO.	393
BUILDING NO.	29/14
ADDRESS	27-29 Eliot Street
OWNER/AGENT	Frank Segalini
ALSO KNOWN AS	

Basement floor is uneven in some areas with raised portions over buried piping.

There is no fusible link on the fuel supply to the boiler. The floor drains are uncovered.

The roof gutter is deformed so that it is inoperative at the rear of the building.

STANDARD

Building Classified by _____ 4/17/73
Chas. T. Main, Inc. Date

Countersigned by _____
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority _____ 4/17/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. 393
BUILDING NO 29/14 NUMBER OF FLOORS 2 + Bsf.
ADDRESS 27-29 Eliot Street
OWNER/AGENT Frank Segalini
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) ..... %	—	—	—
a) Cracks in base material	4	2	2
b) Base matl. loose, miss., broken	4	2	2
c) Evidence of leaks	4	3	1.3
3. FLOORS (WD, Conc) ..... %	—	—	—
b) Floor sagging or pitched	7	3	2.3
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			—
d) Framing split, deteriorated			2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1
b) Roof sags or out of line			1

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{103}{39} = 1.75$ Major Defects = 1

Minor Defects = 0

FORM CBS-1-64

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. — PARK PLAZA

BRA BLK. & LOT NO. 993

BUILDING NO. 29/14

WARD NO. DATE 5 3-14-73 A.M. (P.M.)

ADDRESS 27-29 Eliot St

OWNER AGENT Frank Segalini

ALSO KNOWN AS

No. Floors 2

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slate

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
* — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other Bar - Lounge

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE IV

OCCUPANCY GROUP: Other

YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) 40% B 10% SD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			B	2	B	3			B	2																								
b) Base matl. loose, miss., broken			—	2	—	3			—	2																								
c) Evidence of leaks			—	1	—	1			—	2																								
2 INSIDE CEILINGS (OJ, PL, SM, C, HAc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			OJ	2	OJ	3			OJ	2																								
b) Base matl. loose, miss., broken			—	2	—	3			—	2																								
c) Evidence of leaks			—	1	—	1			—	1																								
3 FLOORS (WD, Conc) 30% Conc 70% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			Conc	2	T	2			WD	2																								
b) Floor sagging or pitched *			—	3	—	2			—	2																								
4 WINDOWS (WD, STL, AL) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			WD	2	WD	2			WD	2																								
b) Wood & S'S lites opaque and or obst.			—	1	—	2			—	1																								
5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y — N P ✓			C	2	—	X			—	X																								
b) Fix., Vented, Currently Y ✓ N P			CI	2	—	X			—	X																								
c) Supply lines			CU	2	—	X			—	X																								
d) Drain lines			CI	2	—	X			—	X																								
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wall		SM		1	—	X			—	X																								
b) Ceiling			PL	2	—	X			—	X																								
c) Floor			T	2	—	X			—	X																								
d) Partitions			WD	2	—	X			—	X																								
e) Ventilated, Currently Y N ✓ P			—	X	—	X			—	X																								
7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N — P ✓			—	2	—	1			—	X																								
b) Fixtures, modern Y N P ✓			—	2	—	1			—	X																								

29/14

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	X
c) Trim, loose, missing or det.	BM	2
d) Walls out of plumb ; Line ; Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Sills cracked, broken, or det.	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	SM	2
11. FIRE ESCAPES	—	—
a) Is to (STEEL, CI, O)	—	2
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N ✓ P	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	—	X
d) Floors worn, sagging, or det	—	X
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	STL	2
g) Lighting fixtures present, Operable Y N ✓	—	—
h) Panic Bars Y N ✓	—	1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated STO	B	2
b) Cols, piers, loose, missing, det.	—	X
c) Ceiling loose, missing, det.	—	X
d) Framing split, deteriorated	WD	2
e) Impervious floor, broken, det., missing	Conc	2
f) Doors, bulkheads, deteriorated		X
g) Wind & skylts deteriorated	WD	2
h) Wind & skylts opaque and/or obst.	—	2
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N ✓ P	—	—
k) Lighting fix. present, operable Y ✓ N S	—	—
l) Cellar properly ventilated Y N S	—	2
m) Free of dampness, water Y ✓ N S	—	—
n) Plumbing, leaks & corrosion Y ✓ N S	—	2
o) Sump pump & pit Y ✓ N S	—	2
p) Enclosed boiler room Y ✓ N S	B	2
q) Boiler room ventilated Y ✓ N S	—	2
r) Boiler room door metal clad Y ✓ N S	—	2
s) Boiler room door self closing Y N ✓ S	—	X
No. 2	—	2

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	CI	2
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	1
c) Capacity 40 gph 180 °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC ✓ DC	—	—
b) Volts (120-208) 480	—	—
c) Switchgear, modern Y ✓ N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling, Htg & Cooling	—	2
Size 15 Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	1
c) Cooling:	—	—
Direct Exp, Chilled Water, Purch. Brine	—	1
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	X
e) Ductwork: Yes ✓ No 80% Bldg.	SM	1
Floor Area	—	—
f) 50 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f. Temp °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y ✓ N	—	—
b) On Street Loading No 1 Y ✓ N	—	—
c) R. R. Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Str. members det., out of plumb, or line	—	—
c) Found. piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det.	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd.	—	—
b) Freight No Capacity	—	—
c) Passenger No Capacity	—	—
d) Sidewalk No. Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech. Elec	—	—
c) Portable Extinguishers Y ✓ N	—	2
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. ; to grade, No. ;	—	—
lateral, No.	—	—
g) Emergency Lights	—	1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and or obst	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—
a) Roof matl. loose, missing, or det	TGG	1
b) Roof sags or out of line	—	1
c) Chimney(s) det. or out of plumb	B	1
d) Gutters, dwnspts, loose, missing det.	SM	3
e) Cornices, facia loose, missing, det.	SM	2
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

30. COMMENT

Ref. Item	
	this building is the two storey portion of the Hillbilly sandwich abutting Elliot St garage. Fire gutted the second storey which has since had a new roof put on it about 4 years ago. It is just an empty uninhabited area.
3(b)	Floor is undulating in some areas with raised portions and sagging (bowed).
12	These are the two accesses to the disused 2ND floor.
15(p)	Could find no fusible link on fuel supply (oil) to boiler. Uncovered floor drains.
28(a)	Gutter squashed and inoperative at rear.

Building Surveyed by [signature] Mar 14 1973 Date

Countersigned by [signature] 4/12/73 Date

Boston Redevelopment Authority Project Engineer [signature] 4/17/73 Date

Sketch

MAIN

CHAS. T. MAIN INC.

Engineers

BOSTON REDEVELOPMENT AUTHORITY	
BRA PROJ. NAME & NO.	Park Plaza
BRA BLK. & PAR. NO.	393
BUILDING NO.	31/15
ADDRESS	26 Carver Street
OWNER/AGENT	Frank Segalini
ALSO KNOWN AS	Rear Part of Hillbilly Ranch

The sheet metal parapet capping and fascia are in bad condition. The roof shows evidence of standing water at low points.

Mortar is loose and missing in rear wall which was formerly a party wall.

DEFICIENT

Building Classified by Francis J. Conroy — Chas. T. Main, Inc. — 4/11/73 Date

Countersigned by [illegible] — Authorized Officer, Chas. T. Main, Inc. — [illegible] Date

Boston Redevelopment Authority Warren J. Vincent — Project Engineer — 4/13/73 Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA
BRA BLK. & PAR. NO. 393
BUILDING NO 31/15 NUMBER OF FLOORS 1 + B.
ADDRESS 26 CARVER ST.
OWNER/AGENT Frank Segalini
ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) .....%	—	—	—
a) Cracks in base material	2	1	2
b) Base matl. loose, miss., broken	2	1	2
c) Evidence of leaks	2	2	1
3. FLOORS (WD, Conc) .....%	—	—	—
b) Floor sagging or pitched	4	2	2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	3	—	3
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	2	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found, det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	—	2
b) Cols, piers, loose, missing, det.	—	—	—
d) Framing split, deteriorated	2	—	2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	2	—	2
b) Roof sags or out of line	2	—	2

Major Defects = 1

Minor Defects = $\frac{\text{Score}}{\text{Item Count}} = \frac{57}{37} = 1.54$ = 0

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE ____ OF ____

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 393

WARD NO. DATE 5 3-14-73 A.M. (P.M.)

BUILDING NO. 31/15

ADDRESS 26 Carver Street

OWNER AGENT Frank Segalini

ALSO KNOWN AS

No. Floors 1

No. D.U.'s N

MATERIAL CODE:
AL — Aluminum
ASB — Asbestos
B — Brick
BR — Brass Bronze
C — Ceramic
CB — Concrete Block
CI — Cast Iron
CONC — Concrete
CU — Copper
GR — Granite
HAc — Hanging Acoustical
L — Lead
M — Marble
OJ — Open Joist
PL — Plaster
SL — Slat

MATERIAL CODE: (Cont.)
SM — Sheet Metal
STL — Steel
STO — Stone
STU — Stucco
T — Tile
WD — Wood
T & G — Tar & Gravel

CONDITION CODE:
1 — No deficiencies or deterioration
2 — Def.-det. less than 25%
3 — Def.-det. 26% to 50%
4 — Def.-det. Over 50%
M — Makeshift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

LOCATION CODE:
AL — Alley
CT — Court
ST — Street
O — Other
S-BST — Subbasement
BST — Basement
1-UP — Floor No.
MEZ — Mezzanine
PH — Penthouse
AT — Attic
Rt — Right
Lt — Left
F — Front
R — Rear
S — Side

BUILDING TYPE:
Type I — Fireproof
Type II — Semi-Fireproof
Type III — Heavy Timber & Masonry
Type IV — Light Wood & Masonry
Type V — Metal Frame
Type VI — Wooden Frame

MISC. SYMBOLS:
Y — Yes
N — No
P — Partial
• — See "Comments"

Type Structure: A S ✓ D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
Group A — Theatres
Group B — Halls
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerc'l Bldgs. of Non hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other Bar - Lounge

CHECK HERE:
No floor number 13 ✓
Subbasement N
Crawl Space N

BUILDING TYPE: II OCCUPANCY GROUP: Other YEAR BUILT:

MATERIAL/CONDITION

Floor Location	S-BST M	S-BST C	BST M	BST C	1 M	1 C	MEZ M	MEZ C	2 M	2 C	3 M	3 C	4 M	4 C	5 M	5 C	6 M	6 C	7 M	7 C	8 M	8 C	9 M	9 C	10 M	10 C	11 M	11 C	12 M	12 C	14 M	14 C	15 M	15 C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 90% B 10% STO	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material		STO-B	Conc	2	B	2																												
b) Base matl. loose, miss., broken			—	2	—	2																												
c) Evidence of leaks			—	1	—	1																												
2. INSIDE CEILINGS (O) PL, SM, C, HAc) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Cracks in base material			OJ	2	OJ	2																												
b) Base matl. loose, miss., broken			—	2	—	2																												
c) Evidence of leaks			—	1	—	1																												
3. FLOORS (WD, Conc) 50% WD 50% Conc	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Flooring worn, loose, or missing			Conc	2	WD	2																												
b) Floor sagging or pitched			—	2	—	2																												
4. WINDOWS (WD, STL, AL) 100% WD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Inoperable or deteriorated			—	X	WD	2																												
b) Wind. & Sk'lts opaque and/or obst.			—	X	—	2																												
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Fixtures, Modern Y ✓ N P			—	X	STL	1																												
b) Fix., Vented, Currently Y ✓ N P			—	X	CI	1																												
c) Supply line			—	X	CU	1																												
d) Drain line			—	X	CI	1																												
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Walls			—	X	—	X																												
b) Ceiling			—	X	—	X																												
c) Floor			—	X	—	X																												
d) Partitions			—	X	—	X																												
e) Ventilated, Currently Y N P			—	X	—	X																												
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
a) Wiring, exposed Y N P ✓			—	2	—	1																												
b) Fixtures, modern Y ✓ N P			—	1	—	1																												

	MATL	COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S) *	—	—
a) Masonry & Joints — Loose, missing or det.	B	3
b) Other	—	—
c) Trim, loose, missing or det.	SM	3
d) Walls out of plumb ; Line ; Loca	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
a) Stairs (Ext.), broken, or det.	—	—
b) Found. det., sinking, out of line	—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)	SM	2
11. FIRE ESCAPES	—	—
a) Fire Escapes (Steel, CI, O)	WD	1
b) Additional Egress (1, 2, 3, 4, M, X, S) No. 1	—	1
12. FRONT EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs worn, broken, sagging	—	—
b) Railings, loose, missing, broken	—	—
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, Operable Y N	—	—
h) Panic Bars Y N	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N P	—	—
b) Walls, Cracked, broken, or det.	F	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic Bars Y N	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—
a) Foundation walls deteriorated	STO-Conc-B	2
b) Cols, piers, loose, missiog, det.	—	X
c) Ceiling loose, missing, det	PL	2
d) Framing split, deteriorated	WD	2
e) Impervious floor, broken, det., missing	Conc	2
f) Doors, bulkheads, deteriorated	STL	2
g) Wind. & skylts deteriorated	—	X
h) Wind. & skylts opaque and/or obst.	—	X
i) Stairs deteriorated	WD	2
j) Stairs obstructed Y N P	—	—
k) Lighting fix. present, operable Y N S	—	—
l) Cellar properly ventilated Y N S	—	X
m) Free of dampness, water Y N S	—	—
n) Plumbing, leaks & corrosion Y N	—	1
o) Sump pump & pit Y N	—	X
p) Enclosed boiler room Y N S	—	X
q) Boiler room ventilated Y N S	—	X
r) Boiler room door metal clad Y N S	—	X
s) Boiler room door self closing Y N S	—	X
No.	—	X

	MATL	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Hot Air btu/hr	—	—
Hot Water btu/hr	—	—
Steam btu/hr	CI	2
c) Pipe Coils, Radiators	CI	2
Unit Heaters, Finned Tube, Ducts	—	—
d) Incinerator, Masonry Prefab	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—	—
Method	—	—
a) Oil, gas, Coal, Purch. Steam	—	—
b) Type — Sidearm, Internal, Separate	—	1
c) Capacity gph °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—	—
a) AC DC	—	—
b) Volts 120-208 480	—	—
c) Switchgear, modern Y N P	—	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—	—
Type	—	—
a) Service:	—	—
Cooling Htg & Cooling	—	1
Size 5 Tons	—	—
b) System:	—	—
Pkg Unit, Central Fan, Fan Coil Unit	—	1
c) Cooling:	—	—
Direct Exp. Chilled Water, Purch. Brine	—	1
d) Condensing:	—	—
City Water, Cooling Tower, Evap. Cond.	—	X
e) Ductwork: Yes No 50 % Bldg.	SM	1
Floor Area	—	—
f) 50 % of building A/C (No. of floors)	—	—
20. UTILITIES-PRODUCT REFRIG (1, 2, 3, 4, M, X, S)	—	—
a) DX, Brine, Purch. Brine	—	—
b) Area s.f Temp. °F	—	—
c) Condenser —	—	—
City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable Y N	—	—
h) Panic bars Y N	—	—

	MATL	COND
23. DELIVERY FACILITIES	—	—
a) Off Street Loading No. Y N	—	—
b) On Street Loading No. 1 Y N	—	—
c) R. R. Siding No Y N	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—	—
a) Flooring loose, missing, or det	—	—
b) Stringers det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to grade	—	—
e) Railing loose, broken, missing, or det	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	—	—
a) Cable Hyd	—	—
b) Freight No Capacity	—	—
c) Passenger No Capacity	—	—
d) Sidewalk No Capacity	—	—
e) Drive AC DC in Penthouse BST	—	—
f) Manually operated No	—	—
g) Semi-automatic No.	—	—
h) Automatic No	—	—
i) Elevator(s) enclosed No	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch. Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—	—
a) Sprinklers dry wet	—	—
b) Fire Detectors, Mech Elec.	—	—
c) Portable Extinguishers Y N	—	2
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No ; to grade, No. ;	—	—
lateral, No.	—	—
g) Emergency Lights	—	1
27. PENTHOUSE (1, 2, 3, 4, M, X, S)	—	—
a) Obstructed Y N	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det	—	—
d) Wind. & skylts deteriorated	—	—
e) Wind. & skylts opaque and/or obst	—	—
28. ROOF: (1, 2, 3, 4, M, X, S) *	—	—
a) Roof matl. loose, missing, or det	T&G	2
b) Roof sags or out of line	—	2
c) Chimney(s) det. or out of plumb	—	X
d) Gutters, dwnspts, loose, missing, det.	CI	2
e) Cornices, parap. loose, missing, det Coping	SM	3
29. PARKING (1, 2, 3, 4, M, X, S)	—	—
a) Open No. Y N	—	—
b) Roof	—	—
c) Garaged No. Y N	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

31

30. COMMENT

31/15

Ref. Item	
	This building is the single storey portion of the Hillbilly Ranch on the corner of Eliot and Lincoln sts.
8.	Rear exterior is the remains of common wall with building since removed. Shows not suited for exterior present condition
28.	Roof is stacked in spots with mattresses and brickwork & sundry other materials. Steel metal capping and fascia in bad condition. Evidence of standing water at roof points.

Building Surveyed by [signature] Mar 14 1973.
Date

Countersigned by [signature] 4/13/73
Date

Boston Redevelopment Authority Warren J Vincent 4/13/73
Project Engineer Date

Sketch